



This is a fine example of a traditionally built DETACHED BUNGALOW, enjoying a desirable location amidst similar period property, only 3 miles east of Edinburgh's city centre. Portobello is only a 15 minute walk and the area provides an excellent range of amenities. On an attractive plot, buyers will be attracted by the great potential the house offers to extend.

Vestibule; Hall; Living/Dining; Lounge; 2 Bedrooms; fitted Kitchen, Conservatory & Shower room; A small staircase leads to the Attic/ Studio which could be developed into further accommodation. Delightful sunny gardens to the front & rear. Gas CH. Double Glazing & Garage & Driveway.

Viewing: call 07776 198 960 (agent).

Offers Over £450,000

Location

Durham Avenue is a highly desirable address, located on the eastern fringe of the residential district of Duddingston and close to the neighbouring "village by the sea"-Portobello. There is an abundance of amenities serving the vicinity including shops, Portobello High Street has plenty; supermarkets, shopping mall at Fort Kinnaird; a fine selection of buses and leisure options. Schooling is highly regarded at primary and secondary age groups. Edinburgh's city centre is only 4 miles west whilst the East Lothian coast beckons, a short drive away.

The Property

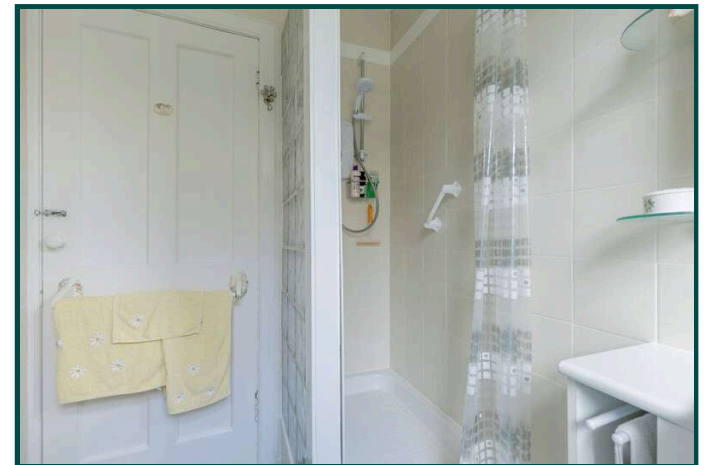
This Detached Bungalow is substantially built on a nice plot. It has been modernised in recent years and is in excellent "move-in" condition. Prospective down-sizers should be attracted by the rooms all on the level and, flexible in their use. For families, this is an opportunity to extend introducing their own design & taste, often preferable to some. Subject to LA permissions it should be possible to create a proper staircase from the lower floor, to the attic, should that appeal. In addition, extension potential exists to the side & rear. *Attic: reached by narrow staircase : it is floored and the walls are in place; There is a Velux window

Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: [£Add HR Valuation Here](#)

Energy Performance Certificate: Rated "N/A"



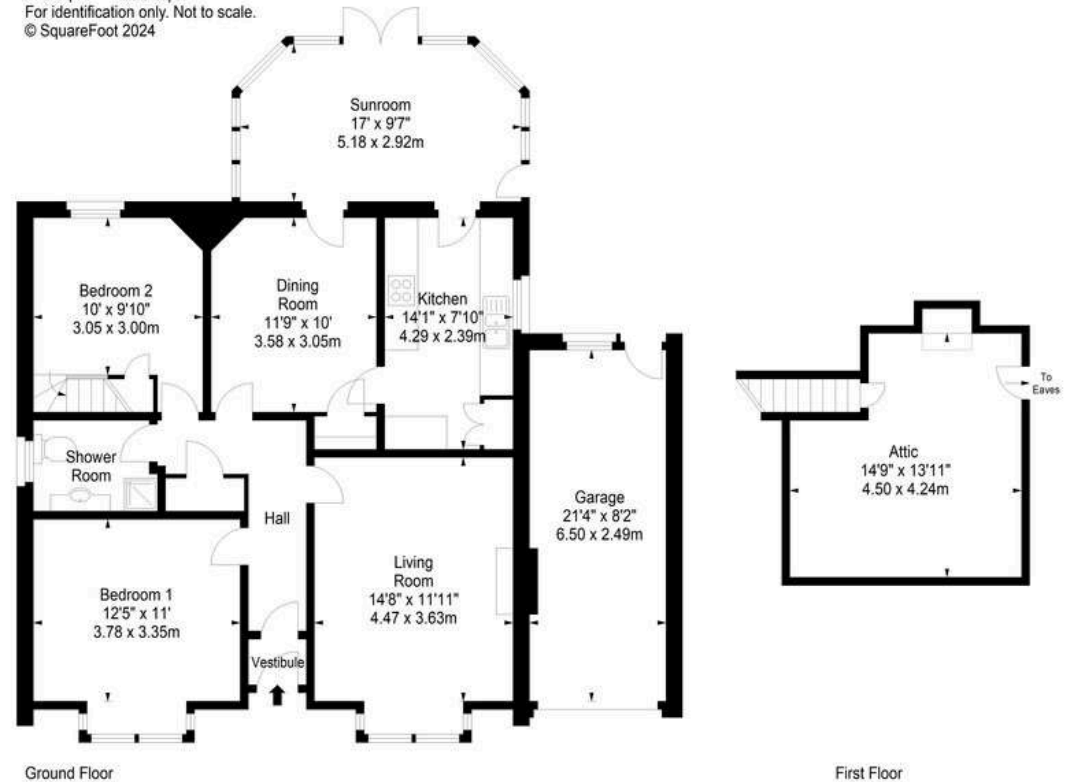




Durham Avenue, EH15 1NZ



Approx. Gross Internal Area
1240 Sq Ft - 115.20 Sq M
Garage
Approx. Gross Internal Area
175 Sq Ft - 16.26 Sq M
For identification only. Not to scale.
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