



**57 BONNYBRIDGE DRIVE  
DUDDINGSTON, EDINBURGH, EH15 3FB**

**OFFERS OVER  
£265,000**

We are delighted to bring to market this impressive, exceptionally well presented detached family home situated in the highly desirable area of Duddingston to the East of the city. The home is tastefully decorated with a separate garage, driveway and fully enclosed rear garden. This is a modern property which has been significantly upgraded by the current owners, including the installation of underfloor heating in the kitchen and bathrooms, beautiful lighting, discrete fitted blinds and additional storage cupboards in the utility room. The property has double glazing and gas central heating. We would strongly recommend viewing of this stunning home.

**ACCOMMODATION**

GROUND FLOOR: Hall, sitting room, dining kitchen, utility room, WC & garage

FIRST FLOOR: Upper hall, master bedroom with en-suite shower room, two further bedrooms & family bathroom

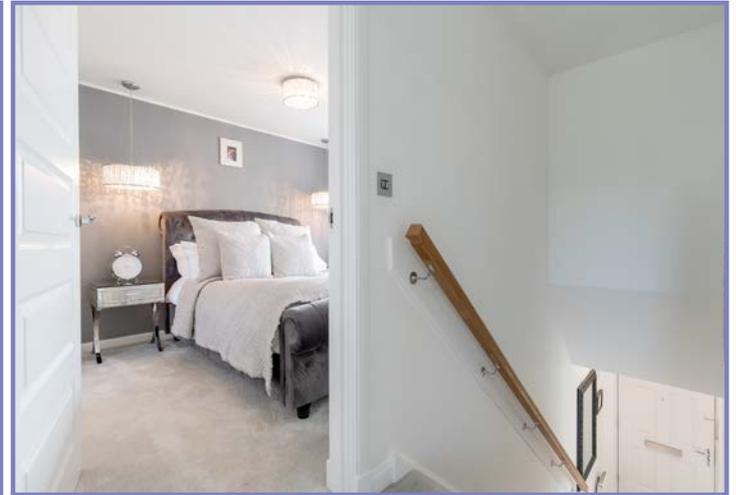
**VIEWING**

By appointment with Purdie & Co. 0131 346 7240



**Purdie & Co**  
Solicitors &  
Estate Agents

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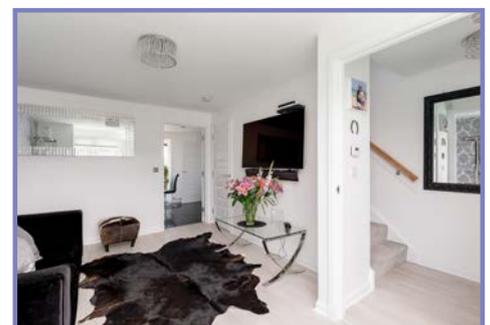
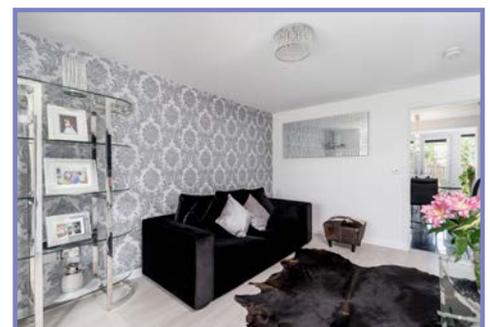
The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity. The most noteworthy is the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Just a short walk from the home. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.

The front of the property has a well maintained garden, planted with bushes and shrubs in addition to being laid to lawn. A monobloc drive

has space for two cars in front of the garage. The front door opens on to a carpeted hall with a stair to the upper floor.

The contemporary sitting room is situated to the front of the property with a box bay window, feature wall and fixings for a wall mounted TV screen.

The heart of the home is the kitchen and this is a most enjoyable space within this particular home. White wall and base mounted units with a contrasting dark work surface have been fitted along two walls with integrated appliances including a gas hob, extractor hood, electric oven and fridge/freezer. Underfloor heating with stone tiling has been laid under foot with a stunning ceiling light over the dining area. A patio door provides direct access to the garden. Just off the kitchen is a handy utility room which has both wall and base mounted units continued here. Adjacent to that is a WC with wash hand basin, also with under floor heating.



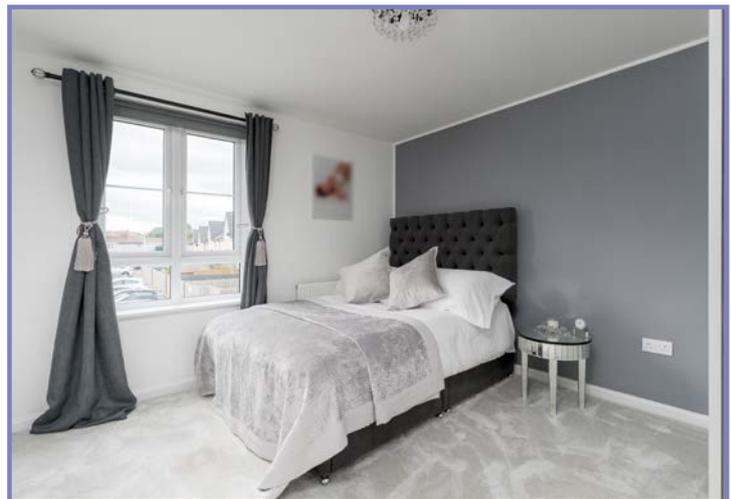


Upstairs, the master bedroom is filled with natural light provided by the large windows to the front and rear of the property. Fitted mirrored wardrobes provide handy storage (with shelving and hanging space). A luxurious en-suite shower room with a large shower cubicle, wash stand and WC is located off the master bedroom.

The second bedroom is also situated to the front and has a storage cupboard. The wardrobes will be included in the sale. The third bedroom is located to the rear and currently decorated as a child's

room. The family bathroom is fitted with a white three piece suite comprising; bath, WC and wash hand basin. Overhead there is an attic space with plenty of storage space accessed from a hatch in the hall.

The rear garden is fully enclosed and mainly laid to lawn, planted with bushes and shrubs, with a patio area.



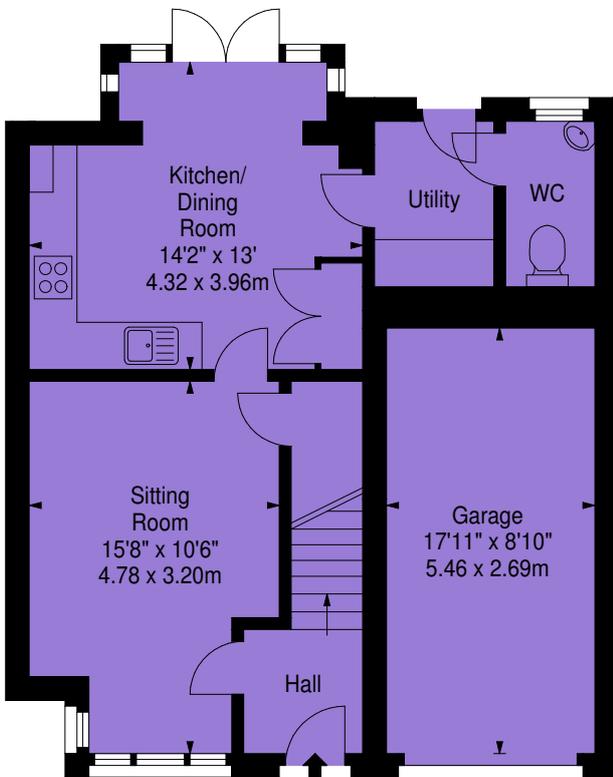
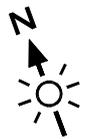


**57 Bonnybridge Drive,  
Edinburgh,  
Midlothian, EH15 3FB**

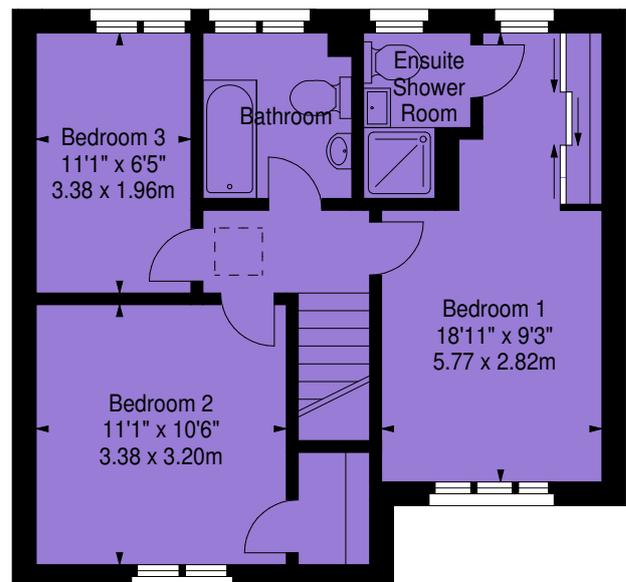


Approx. Gross Internal Area  
953 Sq Ft - 88.53 Sq M  
Garage

Approx. Gross Internal Area  
158 Sq Ft - 14.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2020



Ground Floor



First Floor

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

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