



Attractive family home in sought-after location

60 The Causeway, Duddingston Village, Edinburgh, EH15 3PZ





Charming B Listed, stone-built, semi-detached house
Much sought-after conservation village • Spacious family accommodation set over three floors • Modern finishes throughout with many period features • Private garden with patio area and garden office/gym • EPC =D

Location

Duddingston Village is a charming conservation village just a few minutes' drive from the city centre. The open spaces of Arthur's Seat and Holyrood Park are on the doorstep as are Duddingston Loch, the local historic church and the Sheep's Heid Inn. The location is also convenient for The Royal Infirmary and the University King's Buildings and there is good access to state and private schools including George Watson's, George Heriot's and Merchiston.

There are many useful amenities close by including Duddingston and Prestonfield golf courses and shopping at the Cameron Toll shopping complex and Fort Kinnard retail park. There is easy access southwards towards the City Bypass which connects to Edinburgh Business Park, Edinburgh International Airport and the Central Scotland motorway network.

Description

60 The Causeway is a charming semi-detached B listed villa situated within the sought after location of Duddingston Village.

Built around 1820, the house has retained much of its original charm, with an attic conversion allowing spacious accommodation arranged over three storeys. The current owners have upgraded and reconfigured the

accommodation to create a wonderful family home, which is beautifully presented throughout. There are three elegant reception rooms, with lovely period features, four double bedrooms and three bathrooms.

On the ground floor there is a fantastic kitchen and dining room, which have been opened up from front-to-back to create a wonderful space for families and entertaining. There is a large central breakfast island and window seat, with space for a large dining table and chairs. There is a separate utility room off the hallway. A sitting room with feature fireplace and gas stove, with a large storage room off, complete the accommodation on this floor. There is a family bathroom on the half landing.

The drawing room is on the first floor and is flooded with natural light from two large south-facing windows. There is a master bedroom with en suite shower room and second double bedroom. There are two further double bedrooms and a shower room on the second floor.

There are private gardens at the rear, which are mainly laid to lawn, with a decked patio area with space for a table and chairs. There is an additional garden room which is currently used as a home office and gym. There is also a private garden to the front.







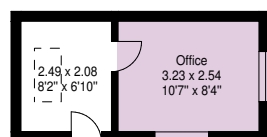
60 The Causeway, Edinburgh, EH15 3PZ
Gross internal area 209.86 sq m/2,259 sq ft
Office gross internal area 13.56 sq m/146 sq ft



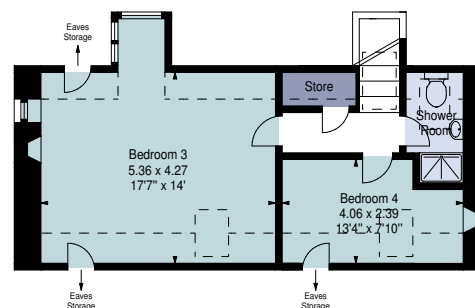
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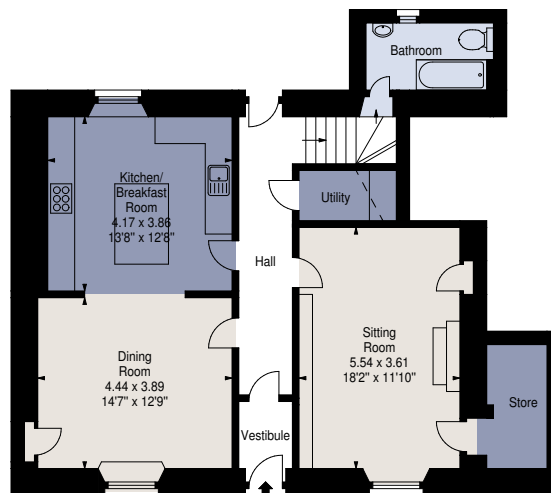
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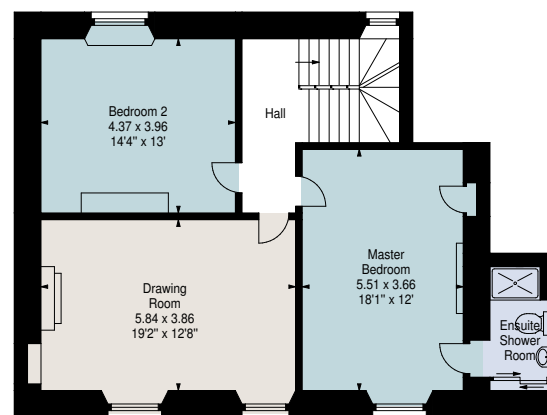
Ground Floor



Second Floor



Ground Floor



First Floor

For identification only. Not to scale. © 191106JM

Listing The property is Category B Listed and falls within the Duddingston Village Conservation area. **Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

