



FLAT 7, 215 DUDDINGSTON PARK SOUTH

Newcraighall, Edinburgh, EH15 3EJ



1

Public Room



2

Bedrooms



2

Bathroom



FLAT 7, 215 DUDDINGSTON PARK SOUTH

Located on the top/third-floor with views towards Edinburgh's iconic Arthur's Seat, this modern flat offers bright, neutral interiors with a connected reception room and kitchen, a principal suite with a shower room, a second double bedroom, a bathroom, and ample incorporated storage. The development offers its residents access to shared gardens and convenient on-site parking. It is ideally positioned just moments from fantastic shopping and attractions at Fort Kinnaird Retail Park, and a short drive to the A1 and local rail links. These, along with excellent city connections, allow for easy commuting across the city and beyond.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern top/third-floor flat with Arthur's Seat views
- Bright, neutral interiors
- Communal stairs with a secure entry system
- Entrance hall with good storage
- Spacious living/dining room with storage, scenic views, and open kitchen access
- Tasteful wood-toned kitchen enjoying natural light
- Principal suite with storage and a shower room
- Second double bedroom with storage
- Three-piece bathroom
- Shared garden areas
- Convenient residents' parking







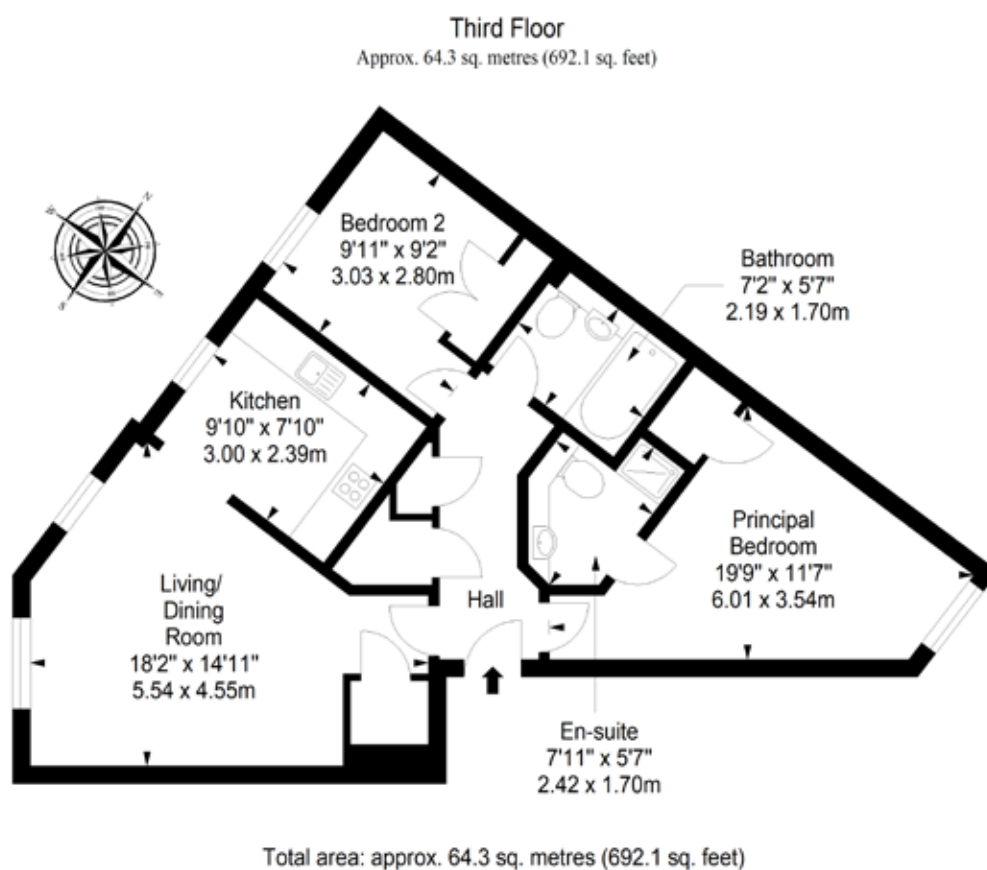
Extras: All fitted floor and window coverings and light fittings are included.

Please note: a factoring agreement is in place with Hacking & Paterson at a cost of approximately £82 per month—this more than covers the monthly fees and contingency for communal maintenance/repairs.



NEWCRAIGHALL

Lying five miles southeast of Edinburgh city centre, the popular suburb of Newcraighall enjoys all the benefits of city living, yet is just minutes' drive from the beautiful East Lothian coastline. Its ideal position adjacent to the A1 ensures outstanding links to Edinburgh City Bypass and into the city centre. These are supplemented by excellent public transport services, including regular train services from Newcraighall to Edinburgh Waverley in less than ten minutes. Residents of Newcraighall have unrivalled local amenities right on their doorstep, including Fort Kinnaird Retail Park, which is home to major retail outlets, family restaurants, and a multi-screen cinema. There is also an ASDA superstore and petrol station just a short drive away. Highly conducive to an active lifestyle, Newcraighall is handy for excellent sport and fitness facilities, particularly at Jack Kane Sports Centre, which boasts a state-of-the-art gym, studio classes and vast outdoor sports pitches. Sandy beaches at Portobello and Musselburgh are within easy reach, not to mention several prestigious golf courses in Edinburgh and East Lothian. The property falls within the catchment area of excellent state schools, while independent schooling is available at Loretto School in nearby Musselburgh.



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