



34/1 Cavalry Park Drive,
Duddingston, Edinburgh, EH15 3QG

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry with excellent walk-in storage cupboard.
- Further storage cupboard.
- Attractive & good-sized living room with space for table and chairs.
- Overlooking communal grounds to rear.
- Dinning kitchen with appliances & storage.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Further double bedroom with fitted storage.
- Bedroom three currently used as a sitting room/dining room with fitted storage.
- Access to communal garden from bedroom three (only one in development).
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Communal forecourt with BBQ and seating area.
- Driveway leading to private garage.
- Resident's parking.



GENERAL DESCRIPTION

A well-presented ground floor flat forming part of a sought-after modern development in the highly regarded Duddingston district of the city, a short journey to the south-east of Edinburgh City Centre. There is a range of local amenities close by, and the property would make an ideal purchase for a professional couple, young family or somebody downsizing and looking to stay in the area. The flat is set within a fabulous courtyard setting.

FACTORING NOTE:

The development is factored by Myreside Management with an approximate charge of £350 per quarter. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND

G.

TRAIN STATION

APPROXIMATELY 2.3 MILES TO BRUNSTANE TRAIN STATION.

APPROXIMATELY 3.5 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

AIRPORT

APPROXIMATELY 15 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 500 METRES.

LOCATION

Duddingston is a peaceful and picturesque area of Edinburgh, situated on the south-east side of Holyrood Park. With a cozy village atmosphere, traditional houses and a renowned country style pub and restaurant (The Sheep Heid Inn) it offers a perfect blend of nature, history, and Scottish charm. There are an abundance of lovely local walks and wonderful green spaces to enjoy in the surrounding area including at Duddingston Loch and Dr Neil's Garden. Duddingston Golf Club, is located on the doorstep and offers a beautiful setting for enjoying a round of golf. Duddingston is a short distance to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes. Duddingston enjoys close proximity to the A1 which provides ease of access to East Lothian, Edinburgh City Bypass and onward to the Queensferry Crossing, and Edinburgh Airport. An excellent bus service operates from Milton Road West and Duddingston Road West and there is an extensive network of cycle paths that provide swift and easy access into the city centre or out to the coast. The property sits within the catchment for Parsons Green Primary School, Portobello High School and nearby Holyrood High School.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS(INCLUDING SANDERSON FITTED WOODEN SHUTTERS IN THE LIVING ROOM), KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER HOOD, WASHER/DRYER, DISHWASHER, AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





**Cavalry Park Drive,
Edinburgh,
Midlothian, EH15 3QG**



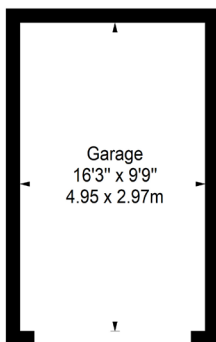
Approx. Gross Internal Area
1226 Sq Ft - 113.90 Sq M

Garage

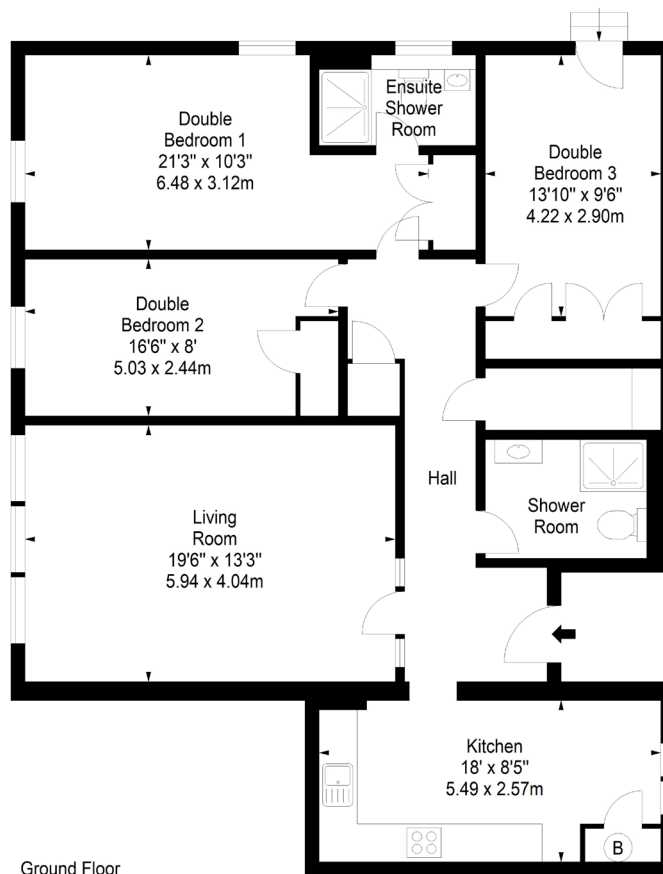
Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.