



205/6

Duddingston Park South,  
Duddingston, Edinburgh  
EH15 3EJ

FOR SALE



## Property Summary.

The subjects comprise a charming second floor modern flat within an established courtyard development, commanding a particularly quiet and private aspect with open views from the Kitchen and Livingroom.

This particular property offers a charming ready to move into home and has been newly refurbished to include the installation of a well planned fitted kitchen/breakfastroom with appliances, new décor throughout and fitted carpets.

Internally, the accommodation is well proportioned with a gas fired combination heating boiler serving panelled radiators throughout and an instant hot water supply, complemented by double glazing. An entryphone security system serves the mutual stairway with ample residents and visitors car parking spaces located to the rear.

Hacking and Paterson manage the development which includes the provision of a mutual buildings' insurance policy, ensuring all mutual areas are maintained to the highest of specifications.

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A delightful newly refurbished second floor modern flat within a quiet courtyard development, Offering a most appealing home and investment.

## Features.

-  Entrance Hall
-  Living room
-  Kitchen/Breakfastroom
-  Master Bedroom
-  Ensuite Showerroom
-  Second Bedroom
-  Family Bathroom
-  Gas fired central heating
-  Double Glazed
-  Residents Parking
-  Entryphone

## Factor.

Hacking & Paterson are the factors for this development which ensures that all mutual areas are maintained to the highest of specifications. The cost of this flat's share is approximately £1200 per annum and includes the mutual buildings insurance.



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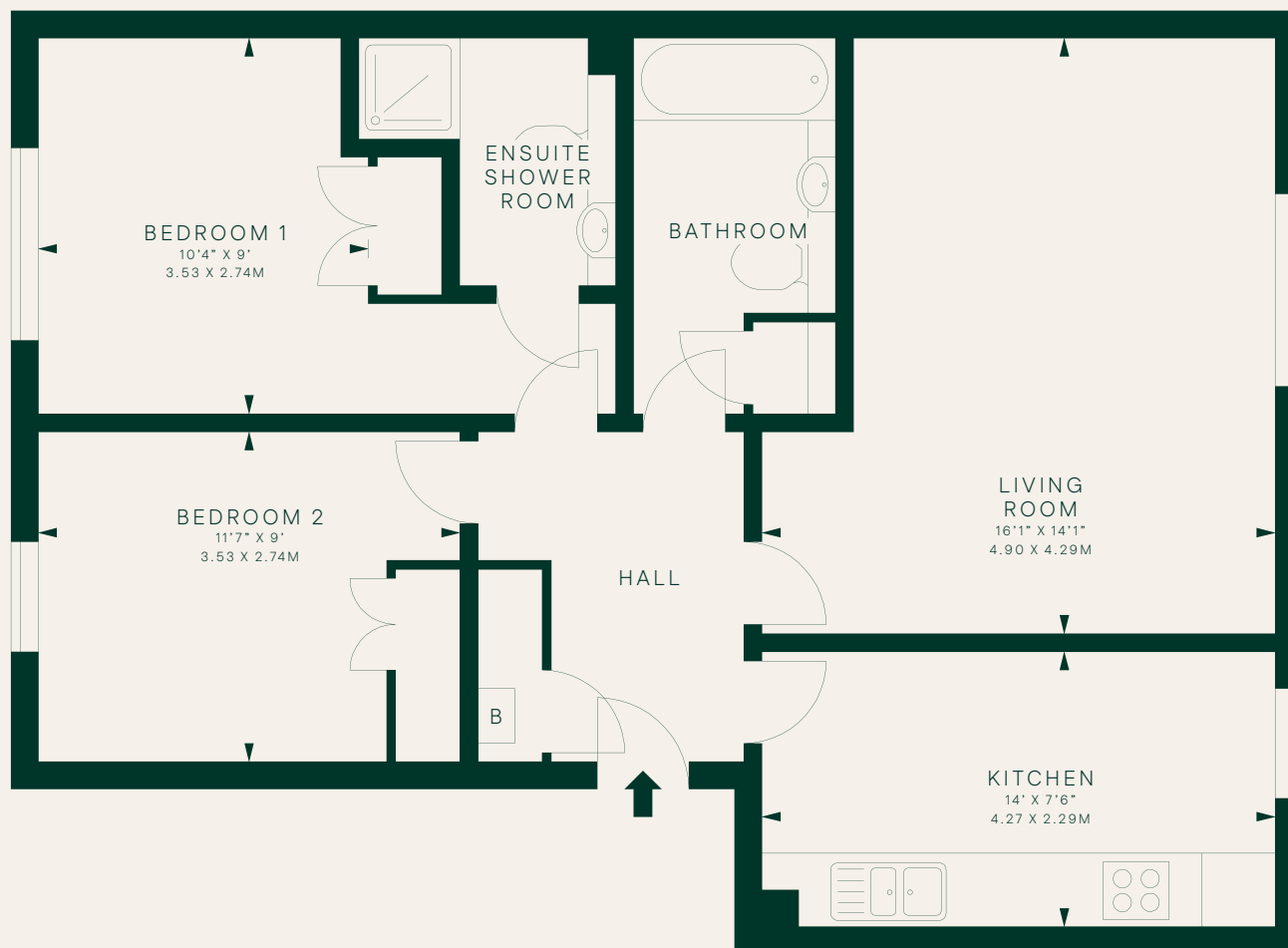
## Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area 730 ft<sup>2</sup> / 67.82 m<sup>2</sup>

COUNCIL TAX BAND | D

ENTRY | Negotiable





## Extras.

All new fitted carpets, light fittings and kitchen appliances.

## Location.

The property is ideally located for Fort Kinnaird retail park, Bannatynes Health Club, a main Asda store, the A1, city bypass and the city centre, with excellent bus services on hand. A commuter train service is located at nearby Newcraighall.

## Contact.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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