



201A Duddingston Park South
EDINBURGH, EH15 3EJ

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"Duddingston Park South is a charming two bedroom upper villa, situated in the highly regarded district of Duddingston"

- ENTRANCE HALLWAY
- LIVING ROOM / KITCHEN
- BALCONY
- BEDROOM 1 (DOUBLE)
- BALCONY
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



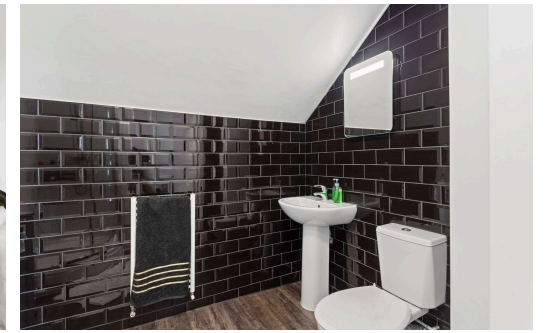
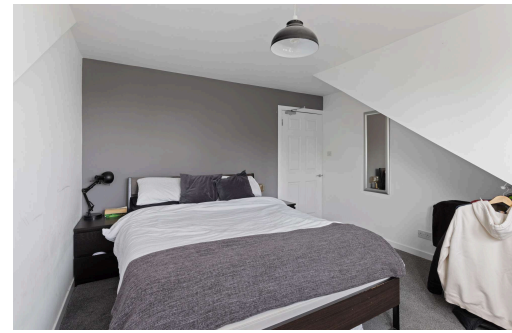


LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus. Leisure and recreational facilities are provided close by with Meadowbank Stadium & Jack Kane Leisure Centres, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

Duddingston Park South is a charming, bright and spacious two bedroom upper villa, situated in the highly regarded Duddingston district conveniently located within easy walking distance of Fort Kinnaird Retail Park.

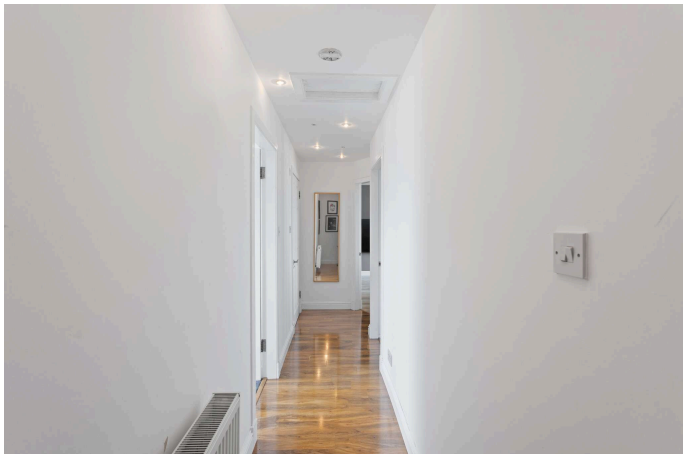
The accommodation, which is offered in move condition, comprises: private carpeted stair with cupboard off leading to welcoming entrance hallway; generously proportioned, dual aspect open plan living room / well-equipped kitchen with balcony off; double bedroom 1 with balcony; double bedroom 2, which could be utilised as a home office; with twin Velux windows and cupboard off and contemporary internal shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; neutrally decorated throughout; views of Arthurs Seat; excellent local amenities and great transport links. Early viewing is highly recommended.

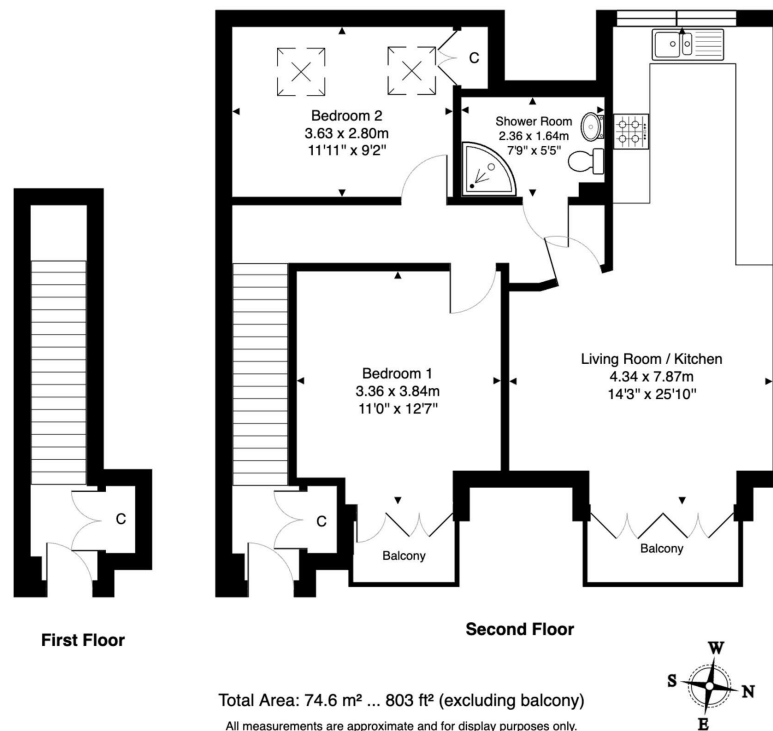
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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