



10 Vexhim Park, EDINBURGH, EH15 3SB



## Welcome

Welcome to Vexhim Park, this attractive three bedroom semi-detached property offers well-proportioned and comfortable family accommodation arranged over two floors with gardens to the front and to the rear along with a driveway, the property further benefits from an impressive dining kitchen with underfloor heating. The property is ideally located in the popular Duddingston area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway.
- Livingroom.
- Impressive dining kitchen.
- Two double bedrooms with built in storage.
- Single bedroom with built in storage.
- Stylish bathroom.
- Gas central heating.
- Double glazing.
- Gardens to the front and rear.
- Driveway.





## The Jewel

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Duddingston is a popular and established residential area, situated three miles east of Edinburgh city centre. The area is within close proximity of excellent shopping at Portobello and Fort Kinnaird, with local shops providing for everyday needs, and a choice of supermarkets within a short distance. There are well-regarded schools catering for all levels within the local area, and the green spaces of Holyrood Park, Arthur's Seat and the Salisbury Crags are easily accessed through the cobbled streets of nearby Duddingston Village, with Portobello promenade and beach also just a mile or so away. The area benefits from excellent bus services, access to the rail network, and for the motorist, there is easy access to the main trunk routes, as well as the city bypass and A1.

## Extras

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The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



# Get in touch

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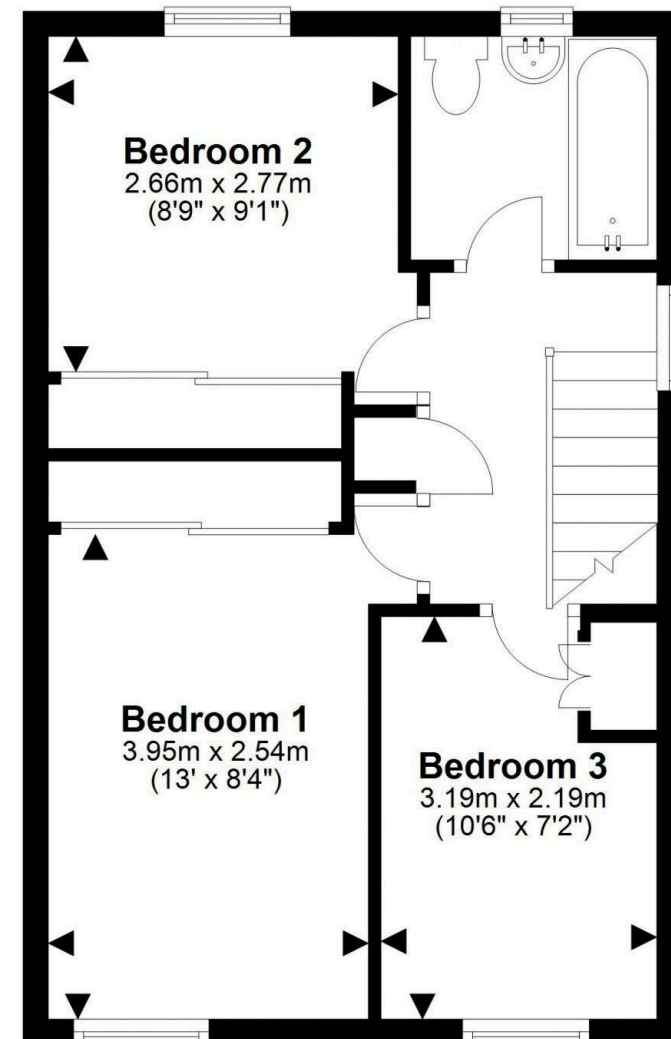
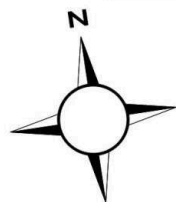
103-105 Bruntsfield Place,  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.