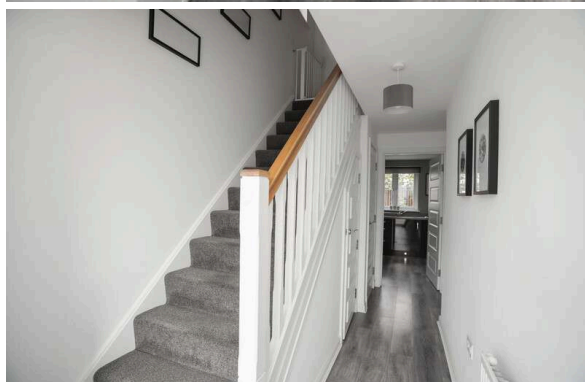




8 Jardine Place
DUDDINGSTON | EDINBURGH | EH15 3FG


warners
solicitors & estate agents



8 Jardine Place

DUDDINGSTON | EDINBURGH | EH15 3FG

Extremely well presented three bedroom semi detached home set within a popular modern development to the east of the city centre. The stylish accommodation will make an ideal family home and comprises of reception hall and downstairs wc with heated towel rail, a spacious lounge with bay window, fully fitted dining kitchen with dining area and currently with boiler cupboard, fridge/freezer, gas hob, double oven and fan, washing machine, new dishwasher and patio doors which give access to the enclosed rear landscaped garden with patio, lawn, shed and outside tap. Upstairs you will find a hallway leading to three well proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath and heated towel rail. The property benefits from gas central heating, is fully double glazed, has an attic and externally there are private gardens to the front and rear with a double driveway for secure off-street parking. Early viewing is highly recommended to avoid missing out.

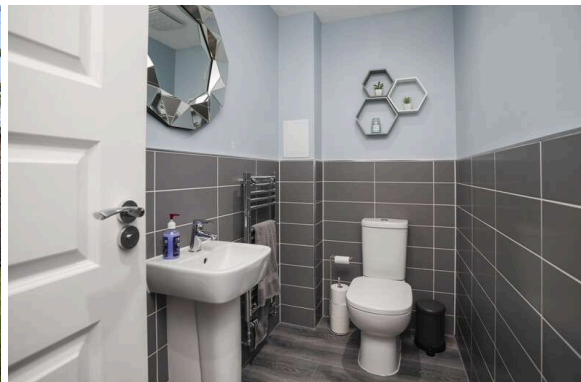
- Three Bedroom Semi Detached Home
- Bathroom and extra downstairs wc
- Stylish Lounge
- Dining kitchen leading to landscaped garden
- Three bedrooms
- Ample storage including attic
- Gas central heating and double glazing
- Private front and rear gardens and driveway

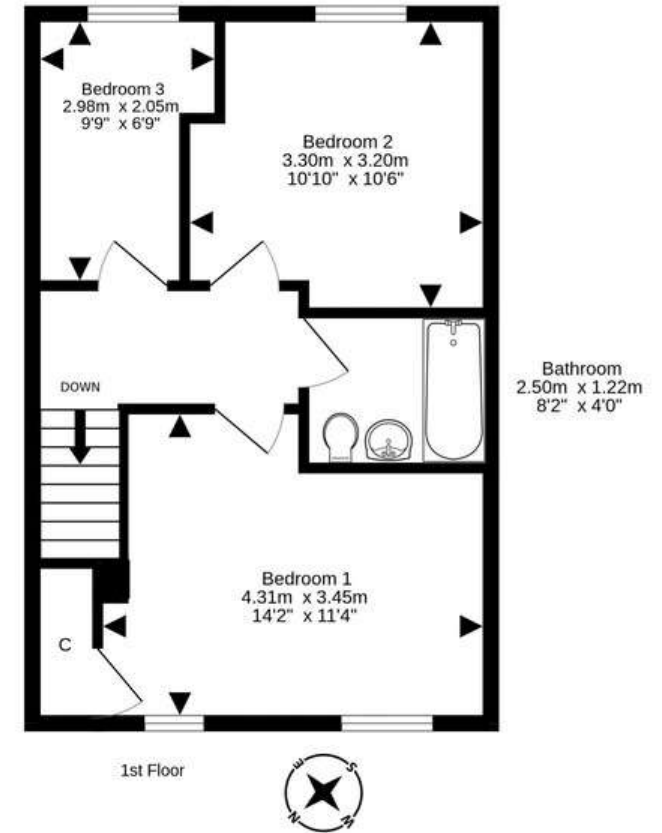
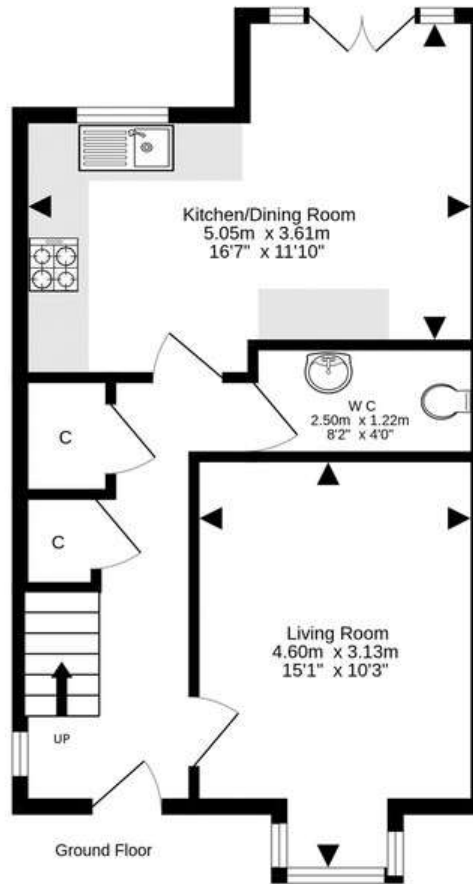
The blinds, integrated fridge/freezer, dishwasher and wardrobes in the main bedroom will be included in the sale of the property. EPC B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with MetroPix ©2024