



2/7 Bailie Grove
DUDDINGSTON | EDINBURGH | EH15 3BS


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This charming traditional two-bedroom top-floor flat is nestled in the highly sought-after area of Duddingston in Edinburgh, known for its historical charm and close proximity to the city centre. The flat combines classic features with modern amenities, making it an ideal home for a variety of buyer.

The heart of the home is the generously sized living and dining room. This inviting space is perfect for both relaxation and entertaining, with large windows allowing natural light to flood in. The feature fireplace serves as a stunning focal point, adding warmth and character to the room.

The kitchen, situated off the living area, is fitted with sleek, white units that offer ample storage and worktop space. It is designed to cater to modern culinary needs while maintaining a stylish and bright atmosphere.

The property boasts two well-proportioned double bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. These rooms are spacious enough to accommodate a variety of furniture arrangements, ensuring comfort and flexibility.

The contemporary family bathroom is thoughtfully designed with neutral tiling that creates a clean and soothing environment. It features a modern shower over the bath, combining functionality with style, making it a relaxing space to unwind after a long day. In brief the property comprises -

- Welcoming hall with storage.
- Bright and spacious living/dining room with feature fireplace.
- Separate, modern kitchen with sleek white units.
- Two double bedrooms.
- Contemporary family bathroom with shower over bath.
- Gas central heating and double glazing.
- Communal gardens.
- On street parking.

Property is sold as seen- all fixtures & fittings included.

EPC Rating D.

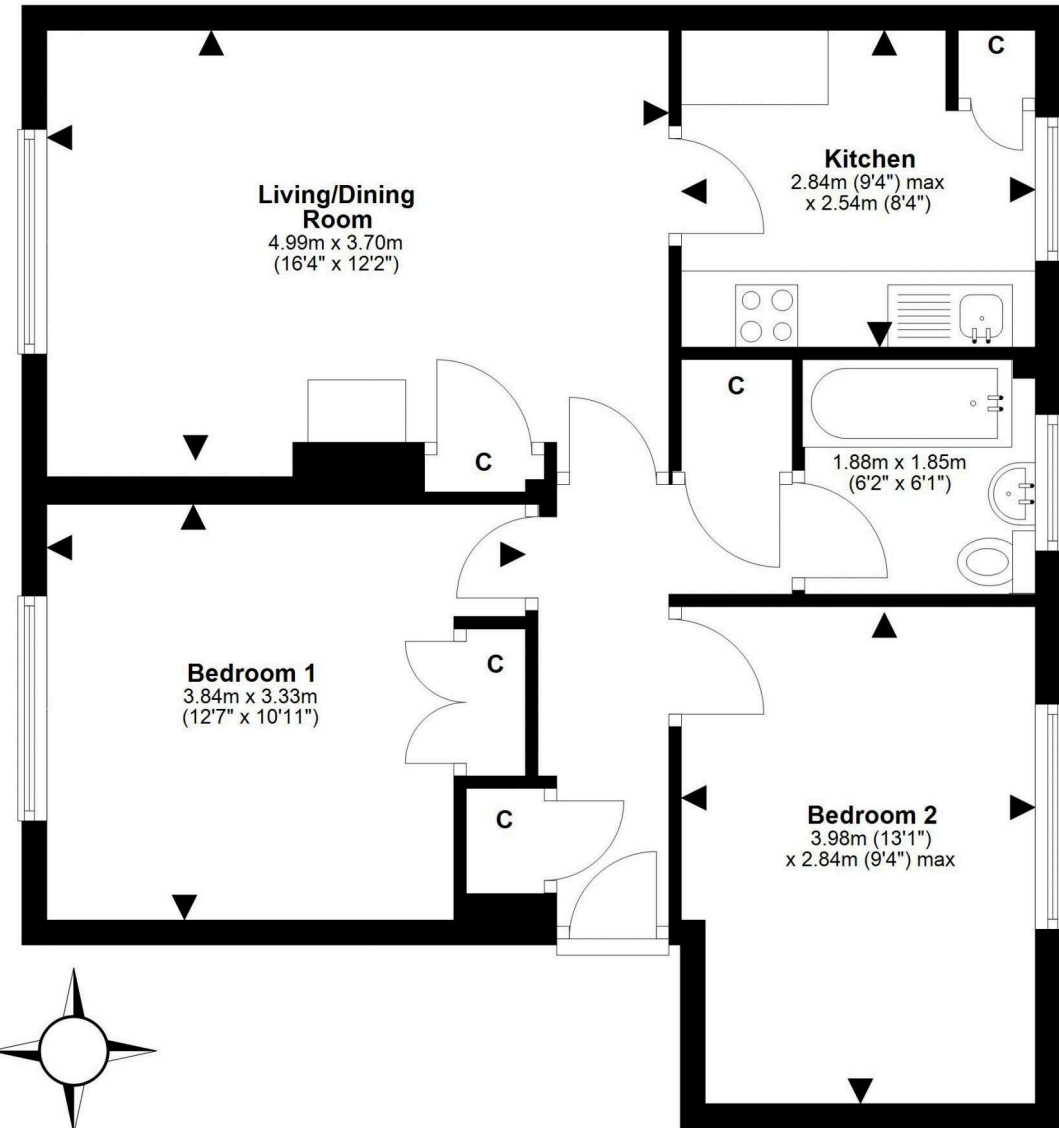
Please note - some images have been virtually staged.

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.





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