



6/2 Lady Nairne Loan
DUDDINGSTON | EDINBURGH | EH8 7NJ


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Beautifully presented, two-bedroom ground floor flat boasting a charming private garden, and situated in the highly sought-after Duddingston district of Edinburgh.

This stunning apartment has been tastefully decorated throughout and is offered to the market in move-in condition. The living room is of a good size and the room is flooded with an abundance of natural light. The contemporary kitchen is well-appointed and offers a good amount of cupboard storage, and from here access is provided to the private garden with wood-decked area.

The principal bedroom is of an excellent size and benefits from built-in cupboard storage, and the second bedroom is also a well-sized double. A family bathroom completes the internal accommodation.

Offering immense appeal to a wide range of buyers, early viewing is essential to appreciate everything that this beautiful home has to offer.

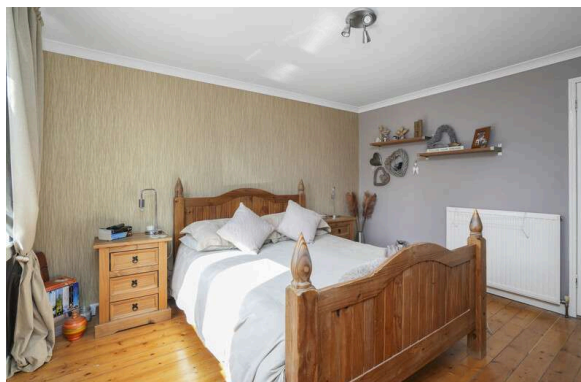
- Two-bedroom ground floor flat
- Sought-after location
- Living room
- Kitchen
- Principal bedroom with integrated cupboard storage
- Second double bedroom
- Bathroom
- Gas central heating & Double glazing
- Front and rear garden

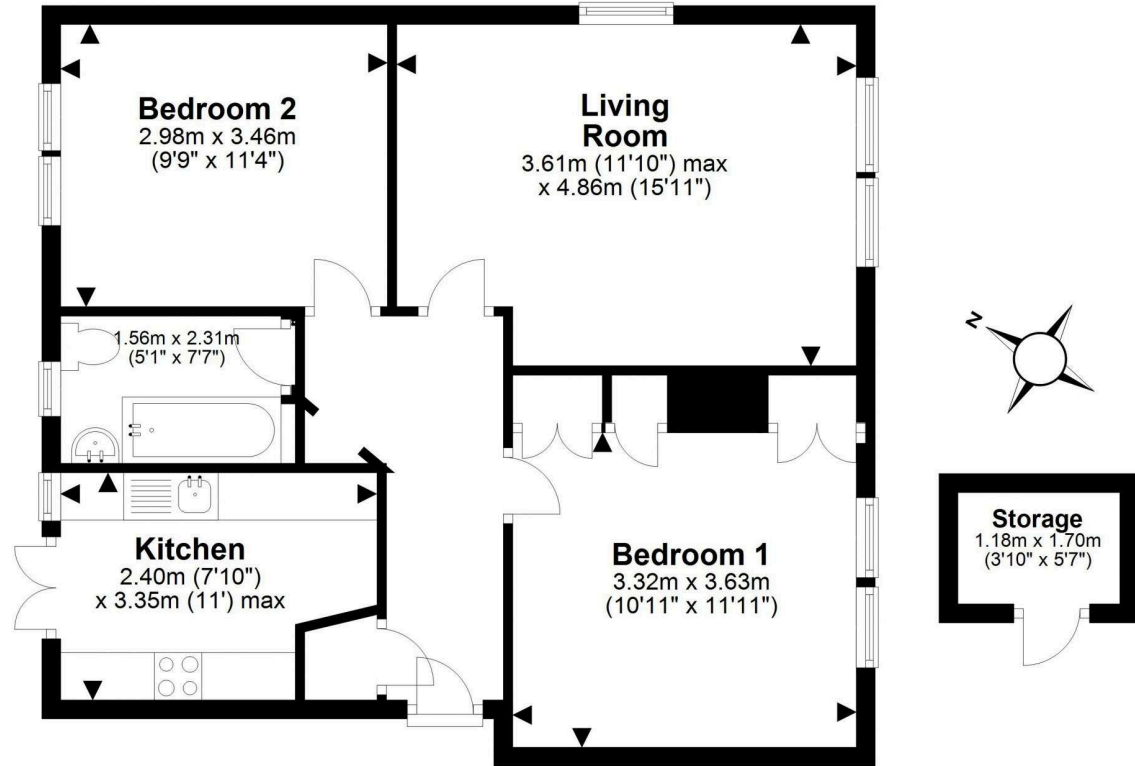
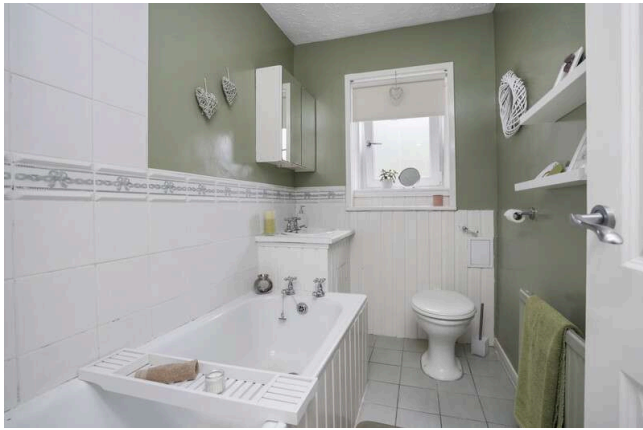
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EPC Rating C. Council Tax Band C.
Extras included in the sale price are: All blinds, light fittings, integrated kitchen appliances, mirrored wardrobe in second bedroom and shed in back garden.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.