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DUDDINGSTON | EDINBURGH | EH15 3RX


warners
solicitors & estate agents



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Warners is delighted to offer to the market this beautifully presented, three-bedroom end of terrace family home situated in the sought-after Duddingston area of Edinburgh.

This stunning property offers well-planned and flexible accommodation over two levels and is offered to the market in move-in condition. On the ground level, the living room is of an excellent size, providing a great space for relaxing or entertaining friends and family. The modern kitchen/dining room is well appointed, and from here French doors open to the rear, wood-decked garden area which will be ideal for enjoying the best of the summer weather.

On the first floor, all three bedrooms are well sized doubles, with each room having the potential to be employed as an ideal home office, study or gym giving the property a high degree of flexibility, and a modern family bathroom completes the internal accommodation.

Offering immense appeal to those looking for a family home early viewing is essential to appreciate everything that this outstanding property has to offer.

- Three-bedroom family home
- Sought-after location
- Living room
- Kitchen/dining room
- Bathroom
- WC
- Gas central heating
- Double glazing
- Residents parking
- Front & rear garden

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

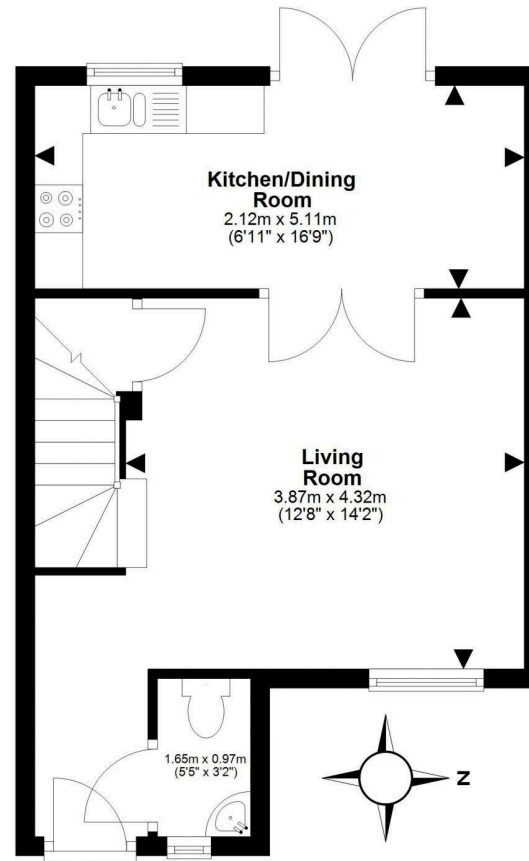


The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes 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.

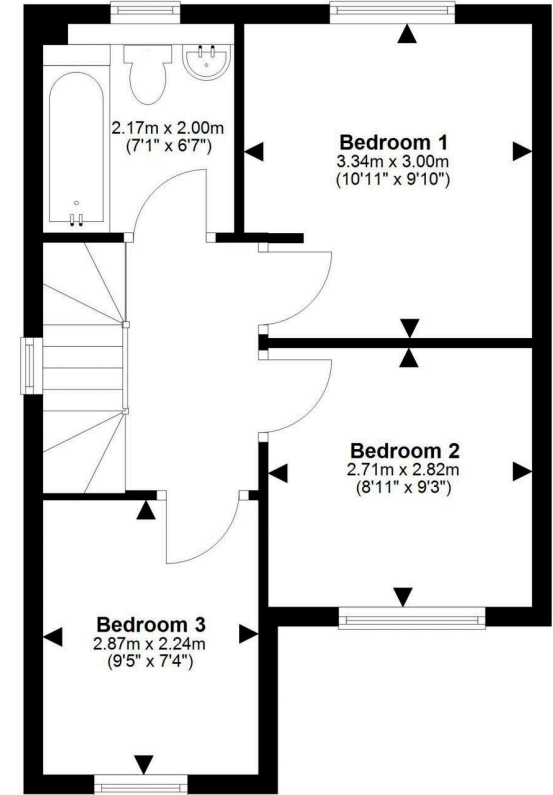
EPC C, Council tax D, No factor.

Extras included in this sale will be the washing machine and cooker.





Ground Floor



First Floor

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.