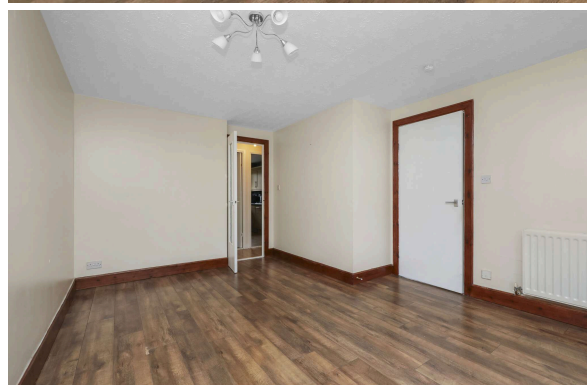




32 Vexhim Park
DUDDINGSTON | EDINBURGH | EH15 3SB


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32 Vexhim Park

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Set within a popular and well-positioned residential development, this beautifully maintained home offers an ideal blend of comfort and convenience. Key features include gas central heating, double glazing throughout, and ample residents' parking.

The well-presented accommodation begins with a private ground-floor entrance leading to a bright and spacious sitting/dining room with dual windows. Off the central hallway, offering two useful storage cupboards, you'll find access to a generous loft space, ideal for additional storage. The modern kitchen comes equipped with an oven, hob, cooker hood, integrated fridge and integrated freezer. The double bedroom benefits from a built-in wardrobe, and the home is completed by a contemporary white bathroom suite.

Located to the east of Edinburgh's city centre, the property enjoys excellent access to a range of local amenities including schools, shops, and frequent bus services. A large Asda supermarket is nearby, with Fort Kinnaird retail park also just a short distance away. For commuters, the city bypass is within easy reach, offering connections to the A1, central motorway network, the Gyle business park, RBS headquarters at Gogar, and Edinburgh Airport.

- Bright living/dining room with dual windows
- Modern kitchen with integrated appliances
- Ample storage with loft and hallway cupboards
- Double bedroom with built-in wardrobe
- Gas central heating & double glazing
- Excellent transport links & nearby amenities
- EPC C and Council Tax B

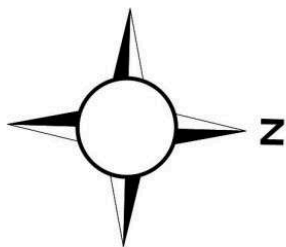
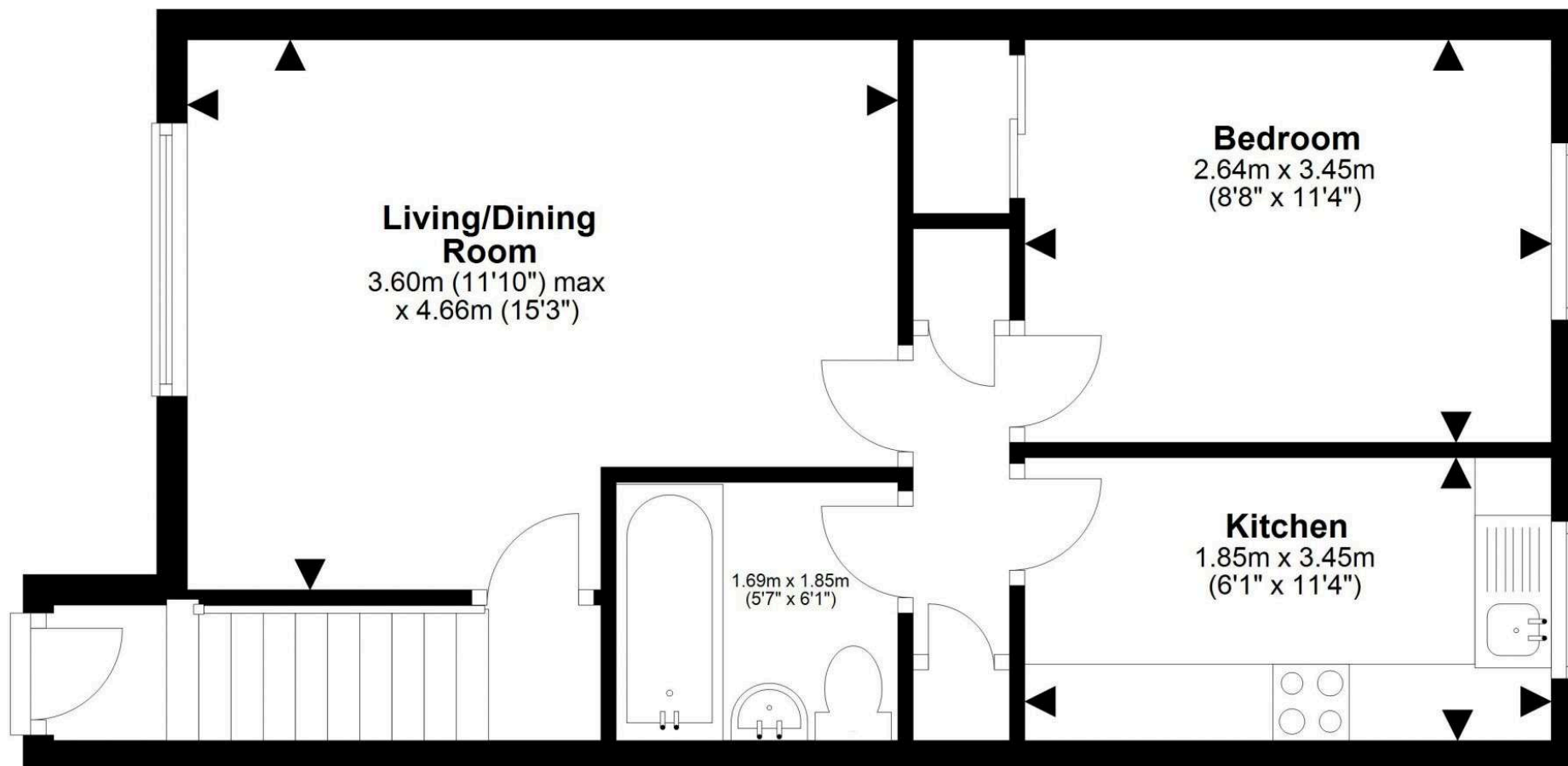
Everything in property included in the sale.

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



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





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.