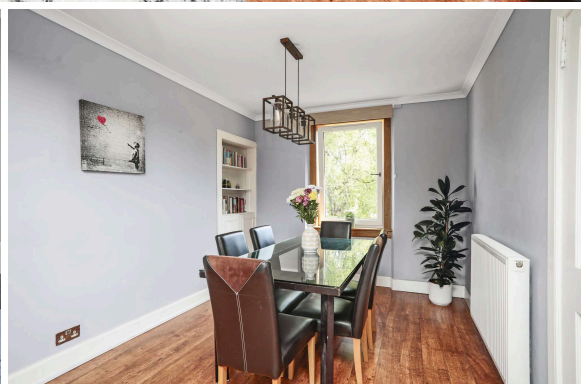
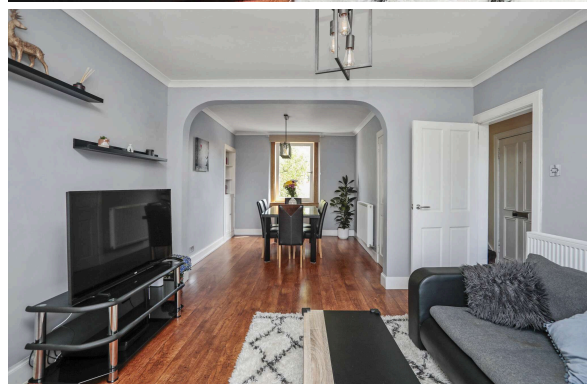




30/3 Duddingston Mills
DUDDINGSTON | EDINBURGH | EH8 7NF


warners
solicitors & estate agents



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Nestled in a quiet cul-de-sac in the heart of Duddingston, moments from Arthur's Seat and Portobello beach is this spacious duplex apartment. Boasting panoramic views, gas central heating, double glazing and free on street parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge that flows through to the large dining room, a contemporary kitchen with attractive units, and following up a carpeted staircase the upper level enjoys two well-proportioned bedrooms and the flat is completed by a stylish bathroom with shower over bath.

Situated just a short walk from Figgate Park, the property enjoys easy access to tranquil green spaces, a picturesque pond, and well-maintained walking and cycling path, perfect for outdoor relaxation and recreation.

- Traditional double upper apartment in quiet cul-de-sac
- Heart of Duddingston location close to excellent amenities, quick transport links and vast open green spaces
- Welcoming hallway with storage
- Bright dual aspect lounge/dining room
- Contemporary kitchen with attractive units
- Two well-proportioned bedrooms
- Stylish bathroom with shower over bath
- Gas central heating and double glazing
- EPC D and Council Tax band C

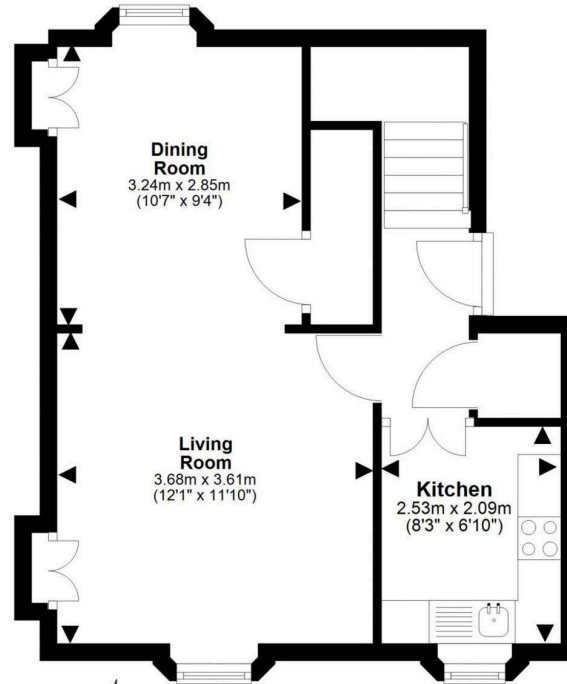
All fitted floor coverings, blinds, light fittings, oven, gas hob, extractor hood, fridge/freezer, washing machine, wardrobe in primary bedroom are included in the sale. All other furniture can be negotiated separately.

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

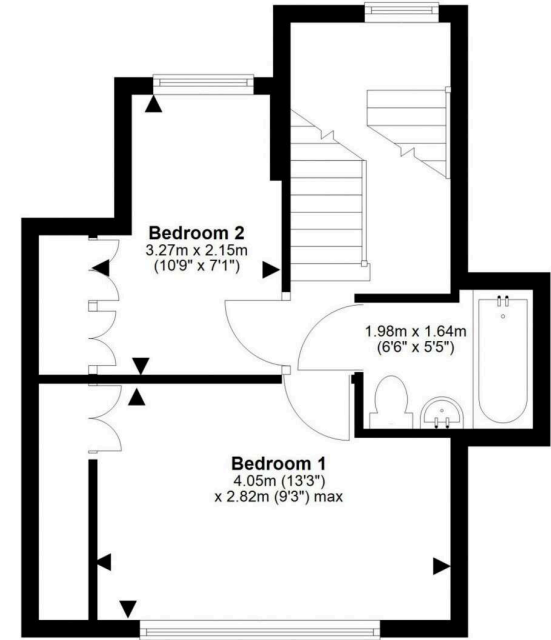


Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offer 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 cafes, pubs and restaurants. The property is also within close proximity of the popular Sheep Heid Inn and Dr. Neil's Gardens. 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. Its close 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.





First Floor



Second 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.