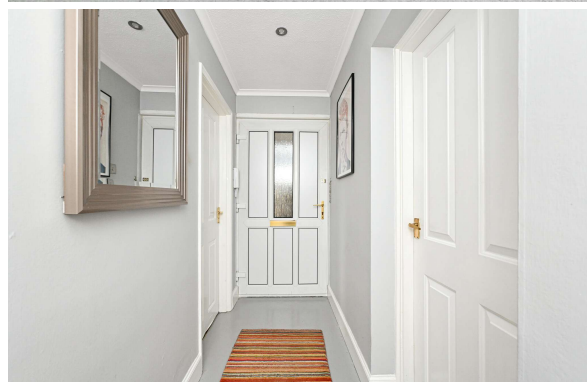




11/7 Lady Nairne Loan
DUDDINGSTON | EDINBURGH | EH8 7NL


warners
solicitors & estate agents



11/7 Lady Nairne Loan

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Set on a quiet street moments from the vast open green spaces of Arthur's Seat, close to Portobello and historic Duddingston Village is this bright and spacious top floor apartment. Boasting a well maintained shared garden, balcony, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

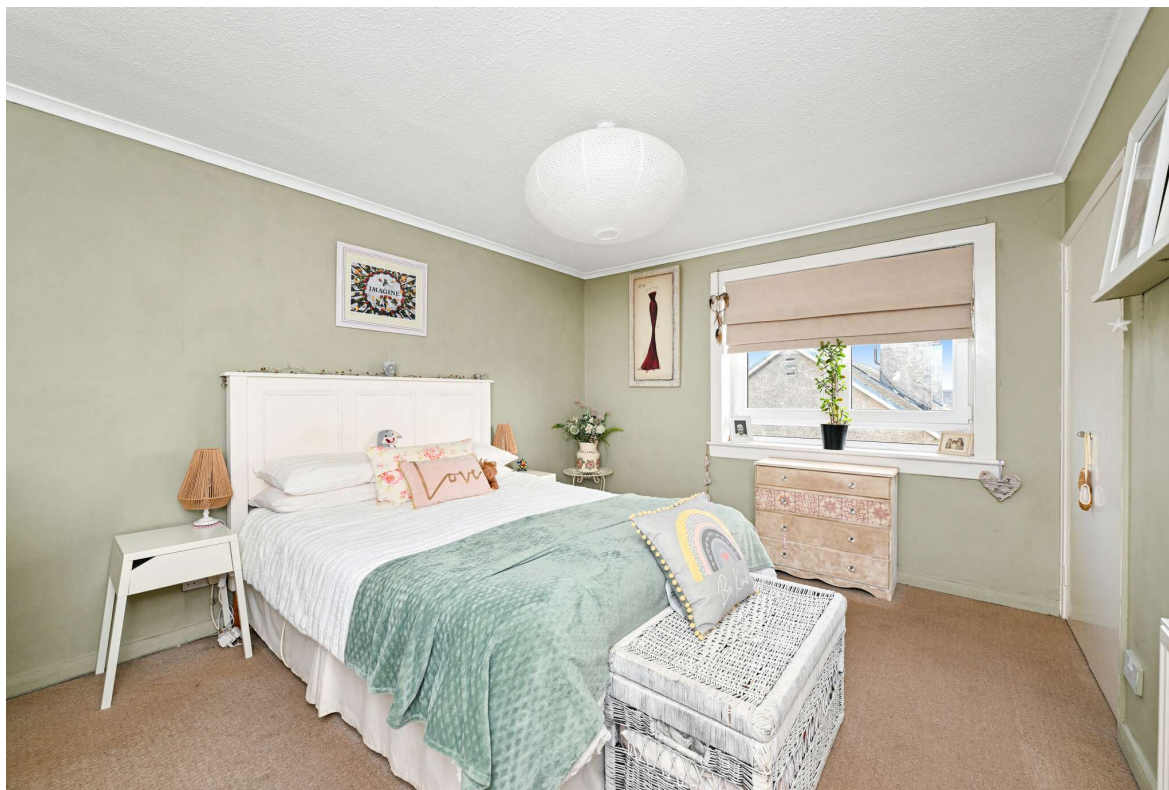
The accommodation comprises a welcoming entrance hallway, spacious living room with an attractive fireplace and balcony, a fitted kitchen currently comprising an oven and hob, washing machine and pantry cupboard, two well-proportioned double bedrooms both with built in storage and the flat is completed by a stylish bathroom with shower over bath. Externally the shared garden is well-maintained and there is ample on street parking.

- Top floor apartment with balcony
- Close to Arthur's Seat and Portobello
- Well maintained shared garden
- Welcoming hallway
- Spacious living room
- Fitted kitchen
- Two ample sized double bedrooms
- Stylish bathroom
- Gas central heating and Double glazing

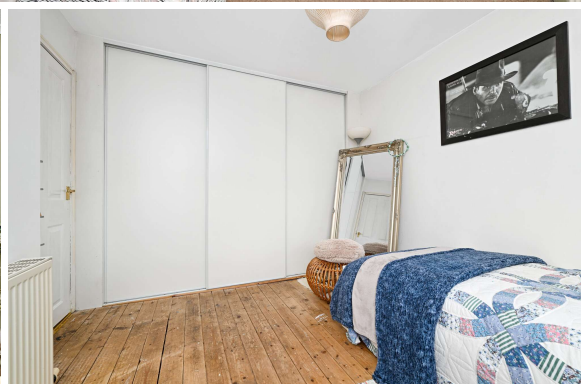
Energy Rating D, Council Tax Band B

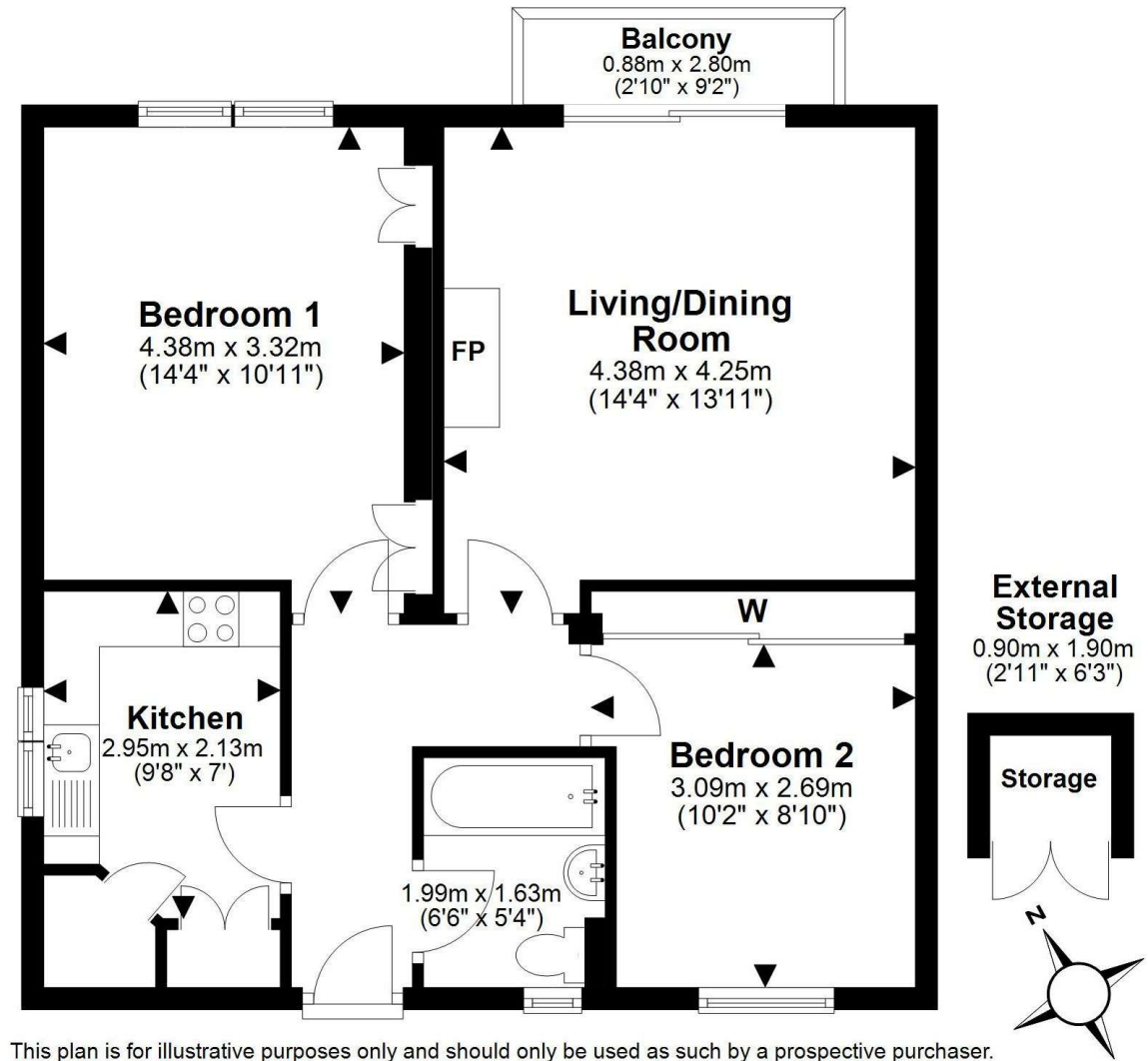
All fixtures, fittings, kitchen appliances & the single bed in bedroom 2 are included in the sale.

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 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. 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.





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.