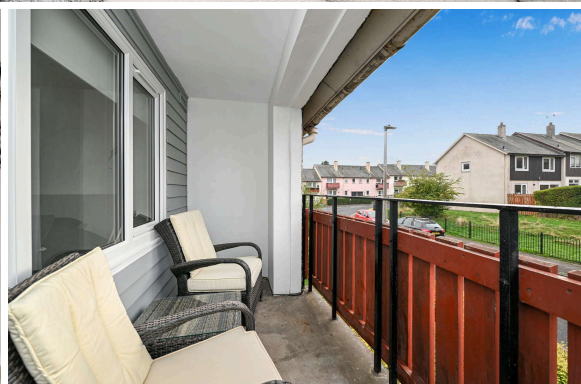




3/4 Lady Nairne Crescent
DUDDINGSTON | EDINBURGH | EH8 7PE


warners
solicitors & estate agents



3/4 Lady Nairne Crescent

DUDDINGSTON | EDINBURGH | EH87PE

An excellent opportunity has arisen to acquire a rarely available two-bedroom first floor flat with private rear garden, within this highly sought after area, boasting a quiet position a short walk from the green expanse of Holyrood Park and with excellent transport links. This property would be ideal as an affordable first-time purchase, a downsize or for anyone requiring easy accommodation and also for an investor alike. The property has been fully renovated to a high spec by the current owners and comprises an entrance hall with storage cupboard, a bright and spacious living room with a balcony, a fully fitted kitchen that currently comprises a washing machine, induction hob, oven and fan, the boiler cupboard and fridge/freezer. There are also two well-proportioned bedrooms and completing the accommodation is the stylish shower room with walk in shower and a heated towel rail. The property also benefits from a store/cellar and a private garden at the rear.

- Entrance hall with storage
- Fully fitted kitchen
- Bright and spacious living room with balcony
- Two well-proportioned bedrooms
- Stylish shower room
- Double glazing and Gas central heating
- Store/cellar in communal stair
- Private rear garden
- Unrestricted on-street parking

Council Tax band - C, EPC Rating C

Extras to include: All integrated appliances (fridge, hob and oven), all light fixtures and fittings, all window and door blinds and large wardrobe in bedroom.

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



Duddingston is a much sought after location which lies a short distance to the east of the city centre, adjacent to Holyrood Park and Arthur's Seat, which is one of Edinburgh's most famous landmarks. The property sits in a peaceful cul-de-sac in an enviable setting only a very short walk from the Park and Duddingston Loch. Neighbouring Duddingston Village has its own popular public house, the historic Sheep Heid Inn. Whilst easy access can be gained to the City Centre itself, the property is also well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaid shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets, amongst others. Jewel and Esk Valley College and Queen Margaret University Campus are within easy travelling distance. Golf Courses nearby include Prestonfield and Duddingston. An efficient public transport network operates to other parts of the city and surrounding areas. The A1, City Bypass and main motorway networks are also within easy reach.



