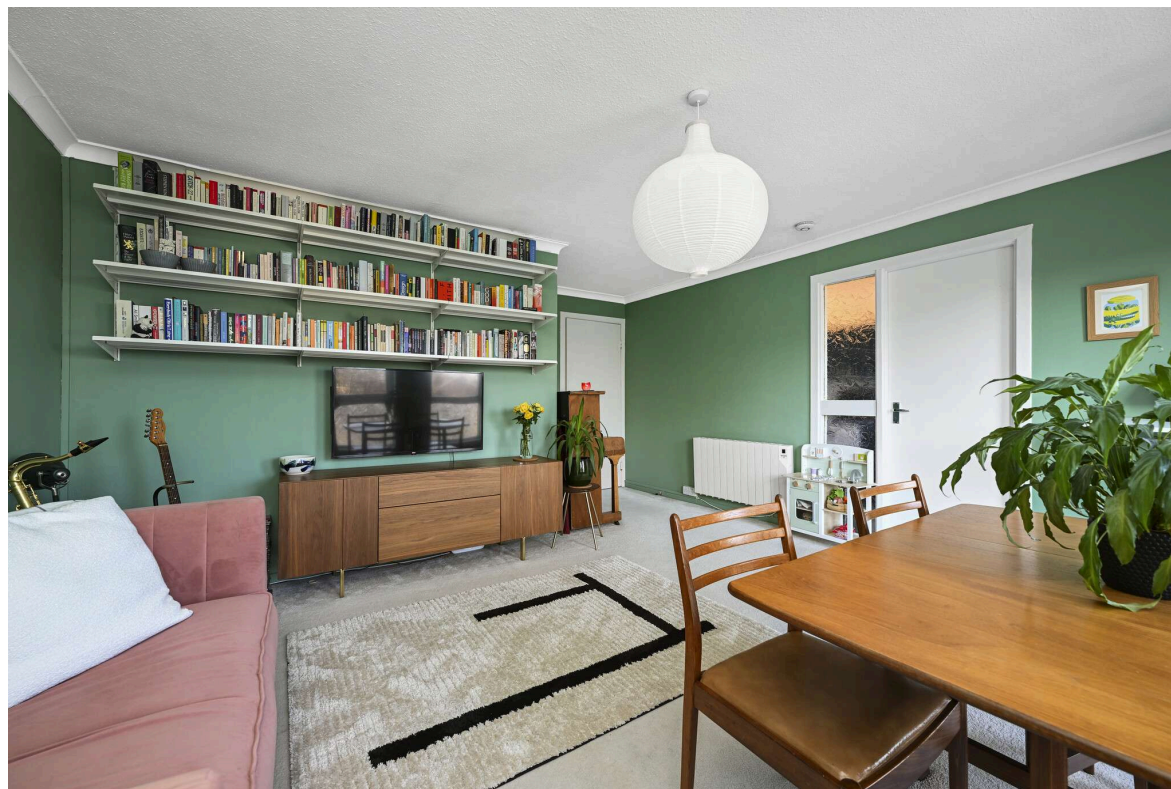




8/8 Duddingston Mills  
DUDDINGSTON | EDINBURGH | EH8 7TU

  
**warners**  
solicitors & estate agents





## 8/8 Duddingston Mills

DUDDINGSTON | EDINBURGH | EH8 7TU

Set on a quiet cul-de-sac in the heart of Duddingston on a modern development, close to the city centre, Arthur's Seat and Portobello beach is this spacious two-bedroom third floor apartment with resident's parking. The accommodation comprises welcoming entrance hallway with two cupboards and loft storage, bright and spacious living room with a dining area and large twin windows which flood the room with an abundance of light, a fully fitted separate kitchen that currently comprises an electric hob, oven and fan, fridge/freezer, washing machine, and dishwasher, the two well-proportioned bedrooms with built in storage, sea views and views of Arthur's Seat and the flat is completed by the bathroom with shower over the bath. Early viewing is highly recommended.

- Quiet cul-de-sac with stunning views
- Modern apartment
- Resident's parking
- Welcoming hallway with attic storage
- Bright and spacious living room
- Separate fully fitted kitchen
- Two well-proportioned bedrooms
- Bathroom with shower over bath
- Electric heating

EPC Rating F

Council Tax Band D

Factor Fees: James Gibb Residential Factors: Approximately £115 every quarter.

Extras include all curtains, blinds, fridge/freezer, washing machine and dishwasher.

Tumble dryer may be available by separate negotiation.

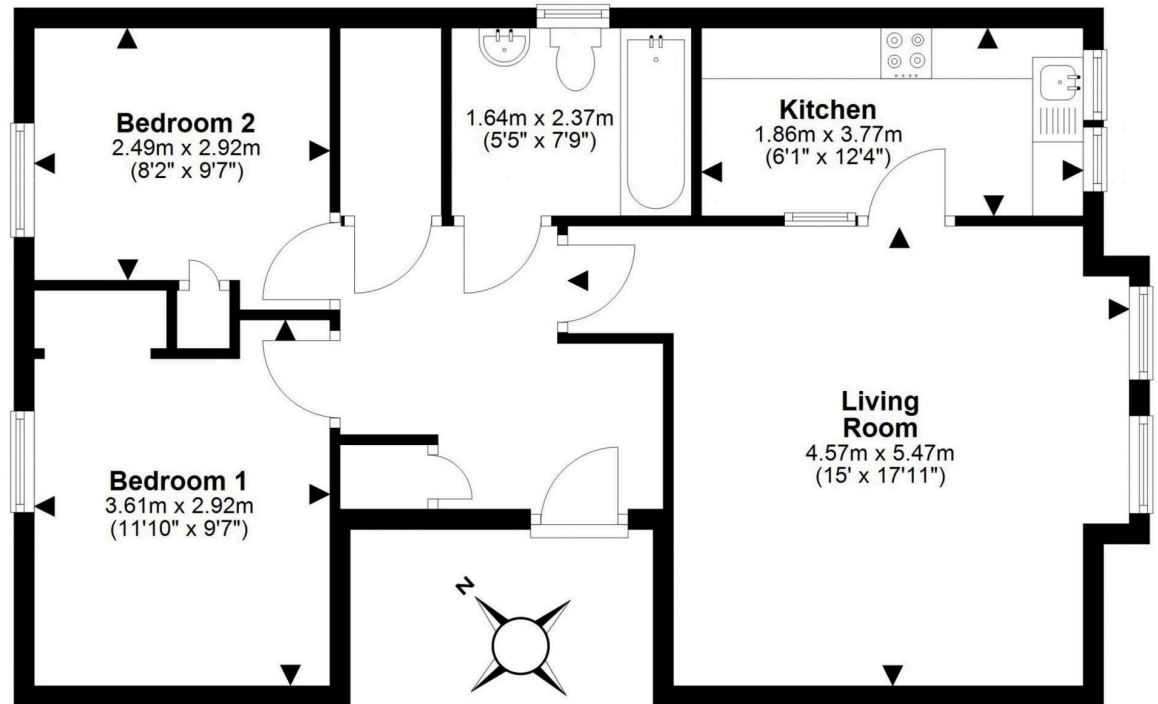
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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.





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.