

COULTERS<sup>©</sup>

# 13/5 DUDDINGSTON MILLS

DUDDINGSTON, EDINBURGH, EH8 7NF

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

13/5 Duddingston Mills is a first floor one-bed flat situated in a quiet development on the edge of The Water of Leith in desirable Duddingston area. With easy access both to the city centre links to the city bypass and within walking distance of Holyrood Park, the property would be ideal for first time buyers or young professional.

## KEY FEATURES



Spacious first floor flat



Double bedroom with built in wardrobe space



Well maintained shared gardens



Private residents parking



Local amenities nearby



Within walking distance of Holyrood Park.



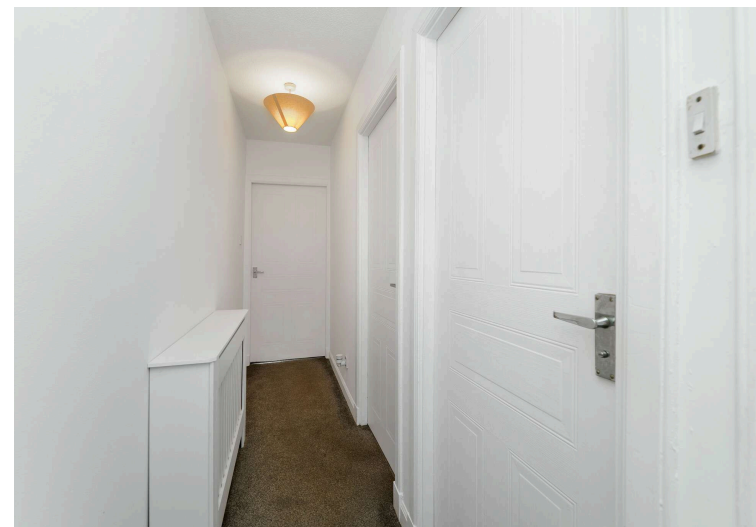
EPC Rating - C



Council Tax Band - C







The accommodation comprises of: a spacious and bright sitting room with space for dining; kitchen fitted with a range of floor and wall mounted units, large pantry cupboard providing excellent storage; large double bedroom with built in mirrored wardrobes; modern bathroom fitted with three-piece suit and electric shower over the bath.

The property further benefits from electric heating and double glazing throughout. Externally there is private residents parking and well-maintained communal gardens.



## THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh at the entrance to Holyrood Park, benefitting from wonderful natural features including the Bawsinch and Duddingston Loch Nature Reserve, which is designated as a site of Special Scientific Interest.

Duddingston offers a charming village atmosphere with traditional houses, the historic Duddingston Kirk, and what is considered to be one of Scotland's oldest pubs, The Sheep Heid Inn, which also houses a heritage skittle alley. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes. Alongside this, Duddingston is within the catchment area for excellent local schooling, both primary and secondary.

There is easy access to Scotland's National Cycle Network which provides extensive active travel options within Edinburgh and beyond. Duddingston Golf Club is located nearby and offers a picturesque setting for enjoying a round of golf.

## EXTRAS

The light fittings, fitted floor coverings, integrated appliances are included within the sale price.

**HOME REPORT VALUATION: £165,000**



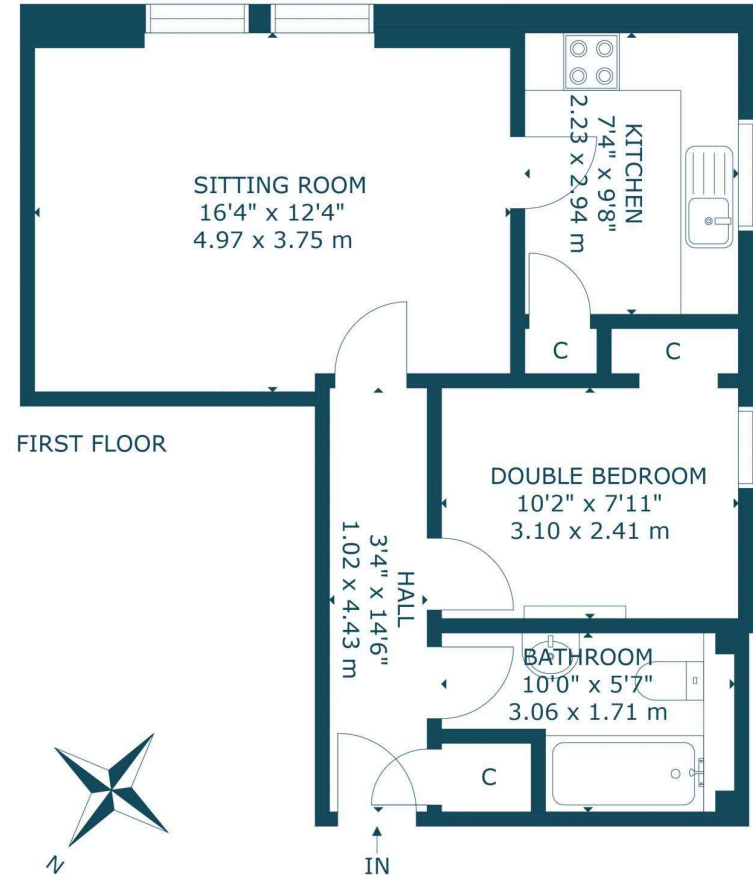
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 498 SQ FT / 46 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.