



51 Lady Nairne Crescent  
DUDDINGSTON | EDINBURGH | EH8 7PB

  
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Nestled on a quiet street, seconds from Holyrood Park and Arthurs' Seat and moments from excellent amenities and quick transport links is this immaculately presented terraced house. Boasting a front and a South facing rear garden, 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 under stair storage, a bright dual aspect lounge with generous dining space, feature fireplace and doors to the rear garden, a contemporary kitchen with attractive units and following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the property is completed by a stylish bathroom with shower over bath. Externally the fully enclosed South facing rear garden is mainly laid to lawn with a seating area perfect for al fresco dining.

- Terraced house adjacent to Holyrood Park
- South facing rear garden
- Welcoming hallway
- Bright dual aspect lounge with generous dining space
- Contemporary kitchen
- Three large double bedrooms
- Stylish bathroom
- Free on street parking

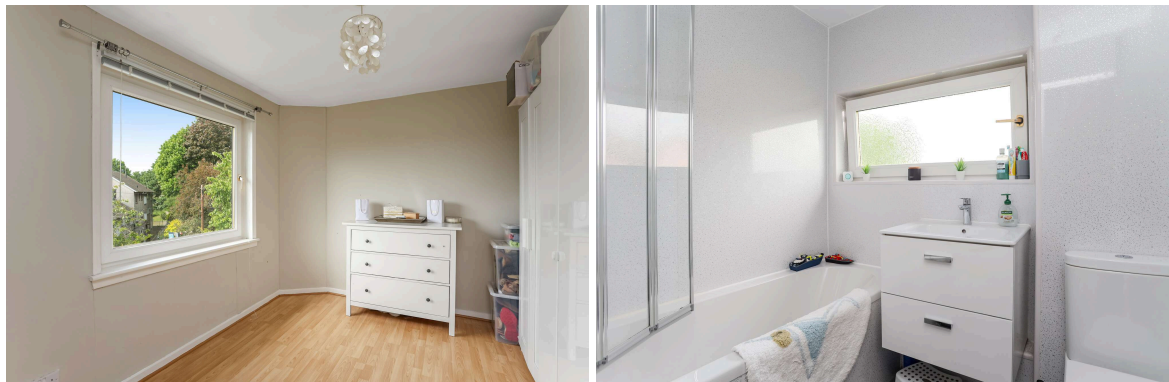
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

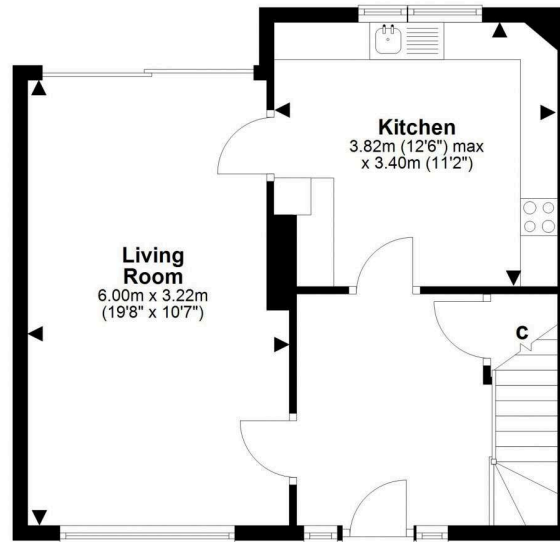


The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes 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.

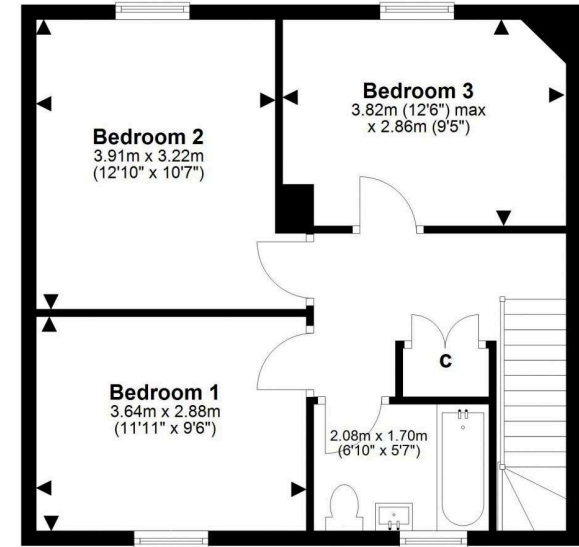
Energy rating D. Council tax band D. There is no factor associated with this property.

Extras included in this sale will be oven, fridge freezer, washing machine, dishwasher, light fittings and blinds,





**Ground Floor**



**First 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.