



209/1 Duddingston Park South
DUDDINGSTON | EDINBURGH | EH15 3EJ



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An excellent opportunity to acquire this attractive and generously proportioned ground floor apartment, forming part of a modern, well-maintained courtyard development in a highly convenient location. Ideally situated close to a wide range of local amenities and with excellent transport links providing easy access to the city centre, this impressive property is perfectly suited to first-time buyers, professionals, downsizers or investors.

Presented to the market in excellent decorative order, the bright and spacious accommodation comprises a welcoming entrance hall, an exceptionally generous lounge ideal for both relaxing and entertaining, and a spacious dining kitchen offering ample room for everyday dining. The principal bedroom is light and airy, benefiting from fitted wardrobes and a contemporary en-suite shower room, while a further well-proportioned double bedroom and a modern family bathroom complete the accommodation.

Further benefits include gas central heating, double glazing, a secure entry phone system and residents' parking, making this a comfortable, secure and highly desirable home in a sought-after location.

- Attractive and generously proportioned ground floor apartment.
- Modern courtyard development in a convenient location.
- Spacious lounge and large dining kitchen.
- Principal bedroom with fitted wardrobes and en-suite shower room.
- Gas central heating, double glazing and secure entry system.
- Residents' parking with excellent access to local amenities and the city centre.

Fees payable to factor, Hacking & Paterson, approx. £109 per month.

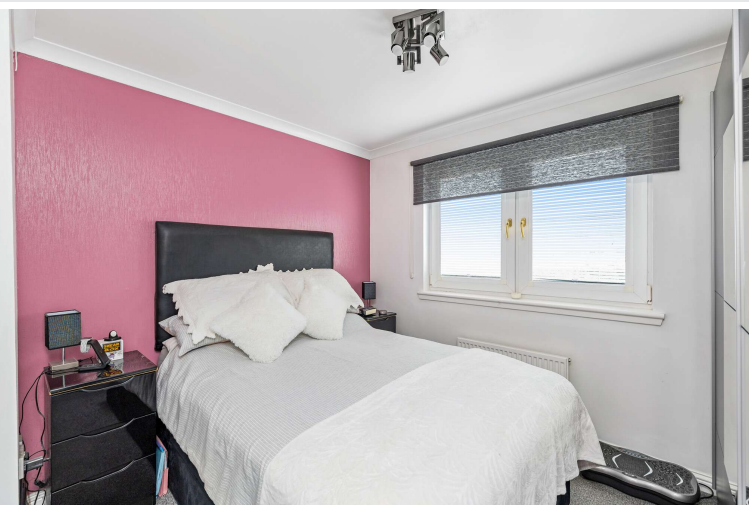
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

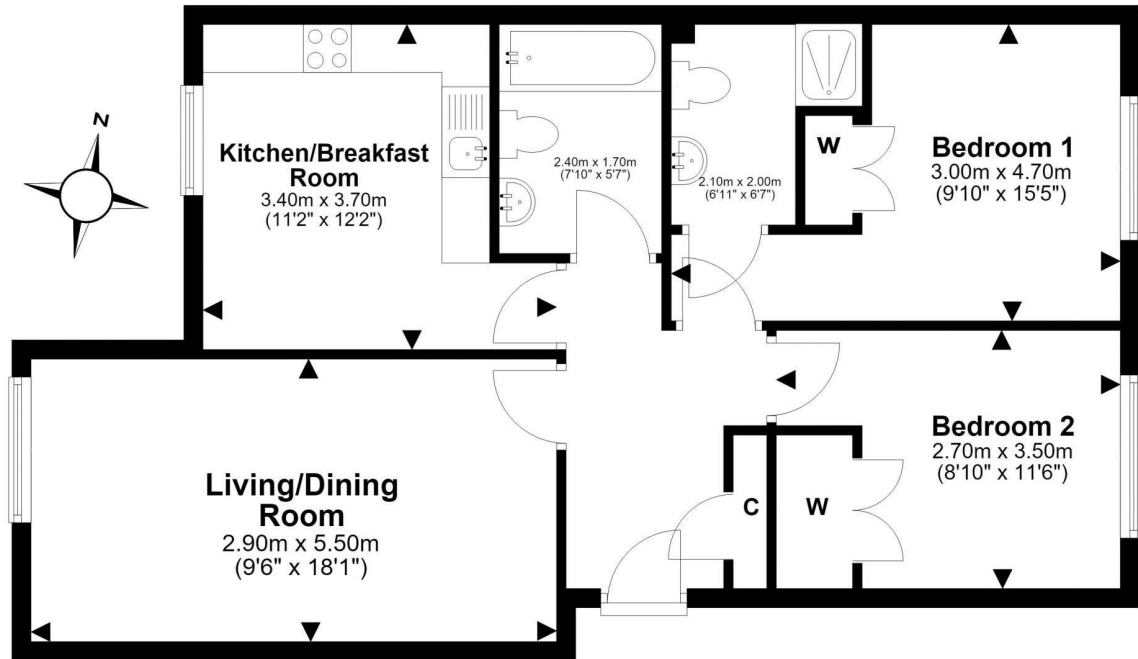


Energy rating C, Council tax band D.

All fixtures, fittings, window coverings, integrated cooker and hob, fridge/freezer, washing machine, custom built in unit, wall lights and freestanding wardrobe in bedroom one will be included in the sale.

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.