



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/1 Lady Nairne Place

Duddingston, Edinburgh EH8 7LZ

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Nestled close to the lower slopes of Holyrood Park, this two-bedroom ground floor flat, offers generously proportioned accommodation, along with private outdoor spaces, and shared drying green. Accessed down a pedestrian path, opposite a small green, this property enjoys a secluded, tranquil aspect. The lounge/diner overlooks the shared drying green, where a patio door leads to a balcony/deck leading you to the private rear garden. Adjacent is a stylish kitchen, well equipped with integrated slim dishwasher, washing machine and microwave. Beautifully presented, with stylish decor and in ready to move-in condition, the property is sure to appeal to a wealth of buyers and lies conveniently close to amenities, schools and has great transport links into the city centre.

Extras: fitted floor coverings, blinds and all integrated kitchen appliances, will be included in the sale

Property Summary

- Ground floor flat
- Lounge & dining room with access to garden
- Stylish kitchen
- Two excellent double bedrooms
- Three-piece shower room
- Gas central heating & double glazing
- Private front & rear gardens
- Shared drying green to rear
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £180,000







Lovely
two bedroom
flat with
garden area to
front & rear





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dream property!



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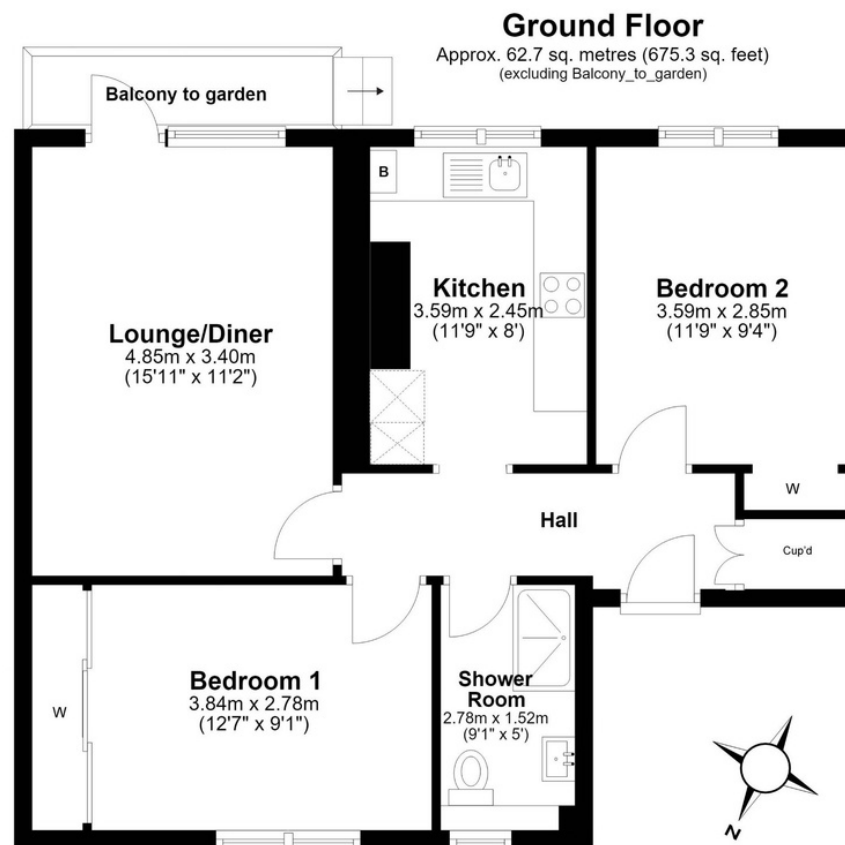


CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



LOWER SOUTH-EAST SLOPES OF HOLYROOD PARK. CLOSE TO FLAT

Duddingston is a highly desirable, residential suburb, lying just east of the city centre. At its heart is the charming, conservation village of Duddingston, formerly part of a 12th Century Estate, encompassing the present Holyrood Park, Arthurs Seat and Duddingston Loch. Local shopping at Meadowbank and Portobello cater for your day to day needs, with more extensive shopping found at Fort Kinnaird. Nearby Portobello offers the beach and promenade, along with its swim centre and Turkish baths, while the extensive parklands of Holyrood Park and Figgate park offer a variety of leisure opportunities, along with Duddingston and Prestonfield golf courses. There is excellent schooling locally, from primary through to secondary. Easy access into the city centre, by way of regular bus services or by car, and the A1 and city by pass are within easy reach.