



1 Vexhim Park

Duddingston, EDINBURGH, EH15 3SB



VMH ESTATE AGENTS



Stylish 2-bed end-terrace with generous corner garden, garden room & private hot tub.

- Open plan sitting/dining room/kitchen
- Garden room
- 2 double bedrooms
- Shower room with 3-piece suite
- Bright & well proportioned
- 2 car driveway
- Rear garden with hot tub
- Large side garden
- Well presented & in move in condition
- Gas central heating & double glazing

Offers Over:

£220,000



Further information can be found in the home report.



About the Property

Beautifully presented and offering stylish, move-in ready accommodation, this charming two-bedroom end-terrace home enjoys a generous corner plot in a popular residential setting.

The welcoming open-plan kitchen and sitting room provides a bright, sociable living space, while the impressive garden room extends the accommodation and is ideal as a second lounge, home office or entertaining space, with doors opening directly to the rear garden.

Upstairs, there are two well-proportioned double bedrooms and a contemporary shower room. Externally, the wraparound garden offers excellent outdoor space, with seating areas and a private hot tub, creating the perfect setting for relaxing or hosting family and friends.

Please note - there is a small section of garden to the side still under the ownership of Taylor Wimpey which provides access to a gas valve. British Gas requires access to the valve typically inspected once a year.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles, blinds & hot tub in addition to the white goods within the kitchen - oven, hob, cooker hood, microwave & washing machine.

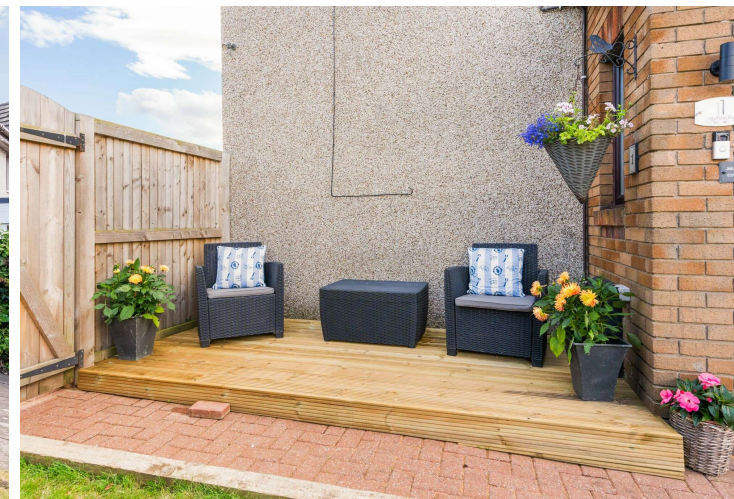
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📍 Location

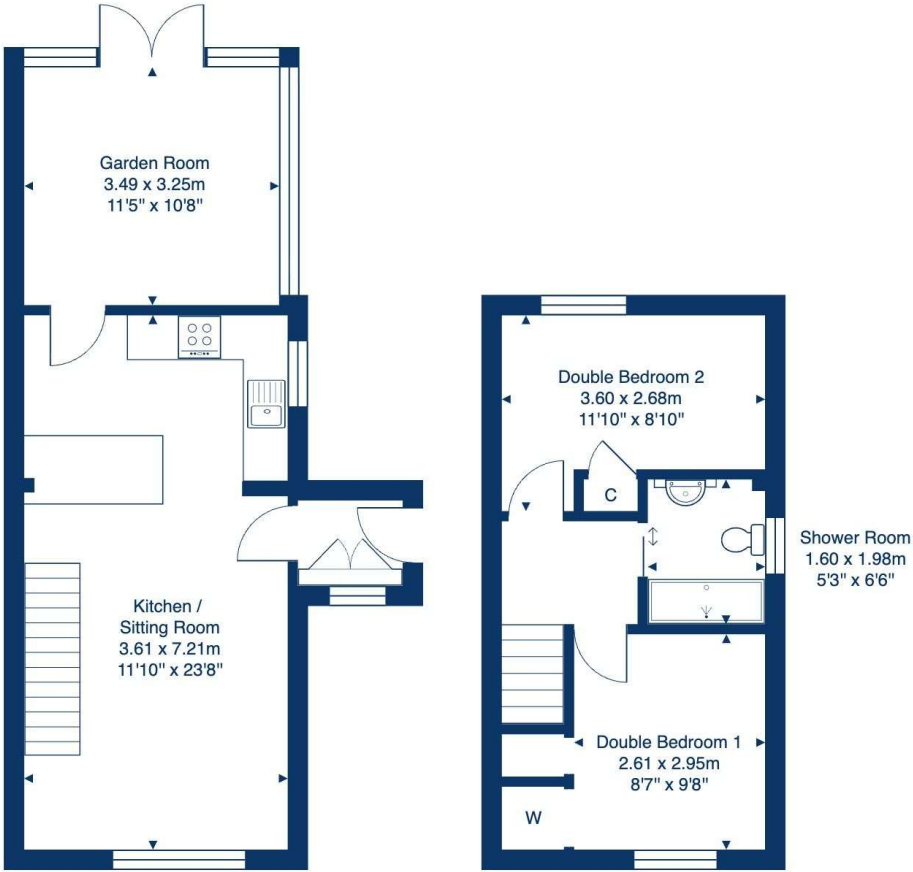
Duddingston is a highly sought after residential area lying to the east of the city centre. Duddingston Village, which is situated just up the road, has a 12th century Kirk and Edinburgh's oldest pub, The Sheep Heid Inn. Figgate Burn Park, Holyrood Park, Duddingston Loch and the Bawsinch Nature Reserve are also all close by offering a slice of the country in the heart of the city. Portobello is a short walk away and offers a good range of local shops and eateries, for larger shopping facilities there is a nearby supermarket and an extensive range of high street retailers at Fort Kinnaird. Good bus services run to and from the city centre and there is easy access to the city bypass and the A1.





Floor Plan

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Ground Floor

First Floor



Total Area: 66.4 m² ... 715 ft²

All measurements are approximate and for display purposes only.



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