



4 Hoffmann Place,  
DUDDINGSTON | EDINBURGH | EH15 3FD

  
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## 4 Hoffmann Place

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This stunning property offers spacious, comfortable and well-planned accommodation on two floors, with a stylish contemporary interior and many pleasing features. It occupies a prime setting on the development with easy access to Portobello, the City Bypass and Fort Kinnaird alike.

The living room is bright and spacious and has under stair storage, the fully fitted dining/kitchen currently comprises a fridge freezer, dishwasher, 5 ring gas hob, oven and fan, dining area and patio doors into the landscaped rear garden. Completing the accommodation downstairs is a utility room with washer and dryer and a WC. Upstairs there are four well-proportioned bedrooms, two with built in storage and the master with an en-suite shower room. Completing the accommodation is the family bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, a large attic, front and rear gardens made up of a patio, astro lawn, a tap, single garage and front driveway.

- Entrance Hall
- Spacious living room with storage
- Stylish fitted dining kitchen with patio doors
- Utility room and downstairs WC
- Four well-proportioned bedrooms
- Master bedroom with en-suite
- Family bathroom
- Gas central heating & double glazing
- Attic storage
- Front and rear gardens
- Front driveway and garage

Energy Rating: B Council Tax: D

Factor payable to Ross and Liddle approx. £80 per year

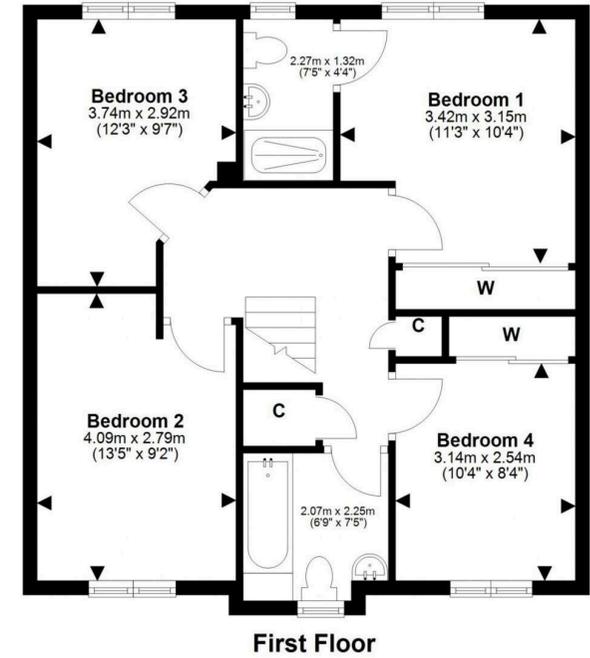
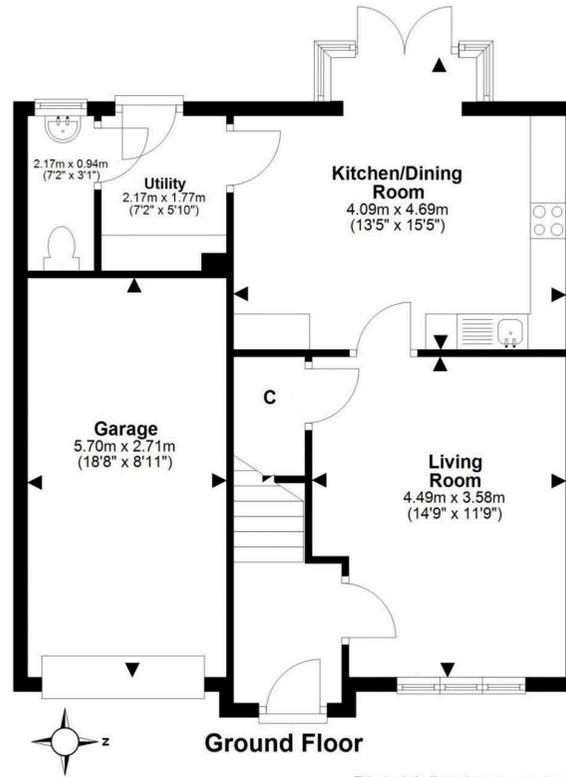
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, fridge, washing machine, tumble dryer, sofa, dining table and chairs, all beds.

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.