



**12/14 Duddingston Mills**  
Edinburgh, EH8 7TU

A



*"Duddingston Mills is a bright and spacious two-bedroom apartment located on the third floor of a modern, factored development"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUND





## LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium & Jack Kane Leisure Centres, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



## DESCRIPTION

Duddingston Mills is a bright and spacious two-bedroom apartment located on the third floor of a modern, factored development in a peaceful cul-de-sac in the heart of Duddingston. Ideally positioned close to Edinburgh's city centre, Arthur's Seat, and Portobello Beach, the property also benefits from residents' parking. The well-presented accommodation comprises: a welcoming entrance hallway with two storage cupboards and access to loft space; a generously proportioned living and dining area with twin windows that flood the space with natural light; a fully fitted separate kitchen equipped with modern appliances; two double bedrooms, both featuring built-in storage and a bathroom with a shower over the bath completes the accommodation on offer. Early viewing is highly recommended.

## EPC RATING

The energy efficiency rating for this property is band D

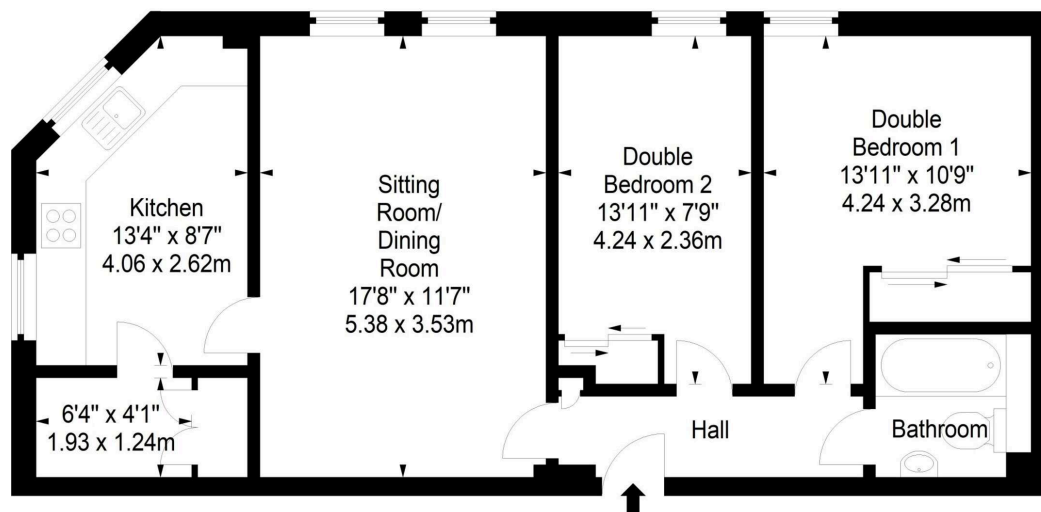
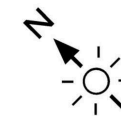
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**Duddingston Mills,  
Edinburgh,  
Midlothian, EH8 7TU**



Approx. Gross Internal Area  
697 Sq Ft - 64.75 Sq M  
For identification only. Not to scale.  
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Third Floor

**A ANNAN**  
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