



205/5 Duddingston Park South
Duddingston, EH15 3EJ

Deans 
Solicitors & Estate Agents LLP



TOP FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Residents Parking
- EPC Rating – C



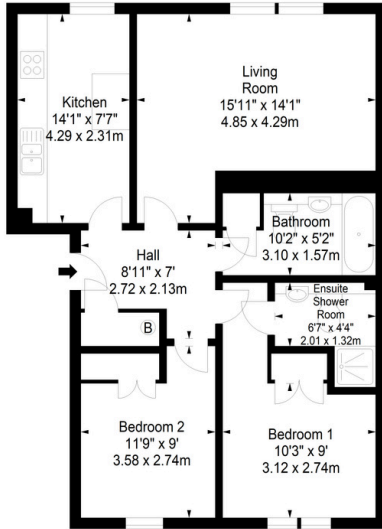
Quietly located and set back from the main road, this light and airy top floor flat forms part of a small established development situated within the popular location of Duddingston. The property is close to day amenities with further specialised shopping available at Fort Kinnaird a short walk from the property. There are good public transport services which passes by the property and travels to the City Centre with the City Bypass and A1 motorway within easy reach. The spacious accommodation would make an ideal purchase for the young professional couple and comprises; secure entry phone, welcoming entrance hallway, lovely sitting room, well laid out modern kitchen, two double bedrooms/1 with en-suite shower room and both with built-in wardrobes and bathroom with white suite. There is residents parking available within the development and further benefits include gas central heating, double glazing and attic space that provides convenient storage space. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and dishwasher. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring charge payable to Hacking and Peterson of approx. £138 per month.



Duddingston Park South,
Edinburgh,
Midlothian, EH15 3EJ



Approx. Gross Internal Area
726 Sq Ft - 67.45 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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