

207 (flat 2) Duddingston Park South, Duddingston, Edinburgh, EH15 3EJ





### Description

An excellent opportunity has arisen to purchase this particularly appealing 2 bed ground floor flat forming part of a mature development conveniently placed for an excellent range of amenities and good transport links. The flat would make an ideal first purchase for an individual or professional couple and offers comfortable and easily manageable living space.

- Hallway with storage
- Living room
- Kitchen/breakfast room
- Two rear facing double bedrooms both with fitted wardrobes and the master coming with an en-suite
- Bathroom
- Gas central heating and double glazing
- Secure entry
- Residents parking

Actual photographs of rooms are in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

### Extras

The blinds, oven, hob, washing machine and fridge/freezer are included.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B





### Location

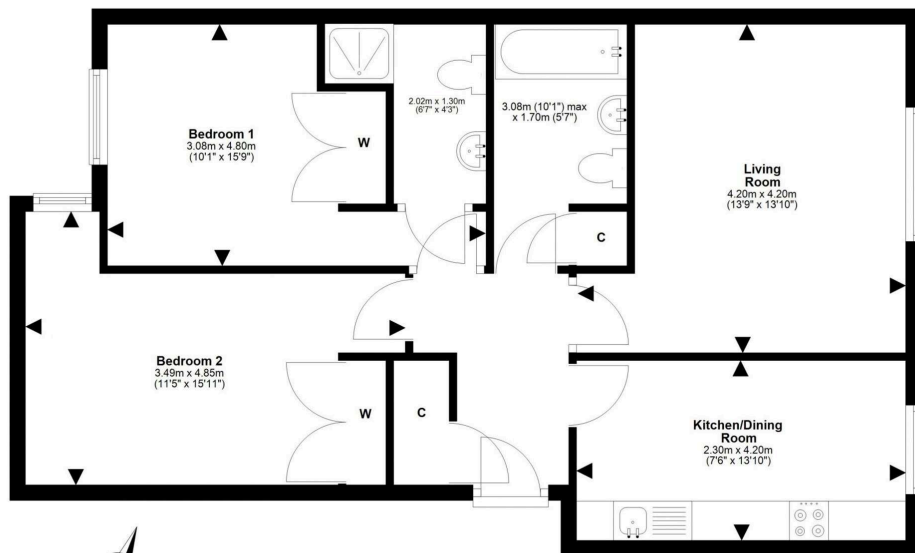
The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. The fashionable seaside suburb of Portobello nearby offers a white sandy beach, outstanding independent shops and cafes, and a cosmopolitan village atmosphere. For sport and fitness enthusiasts, there are local golf courses, Portobello Swim Centre which offers swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. 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. There are excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.

### Factor

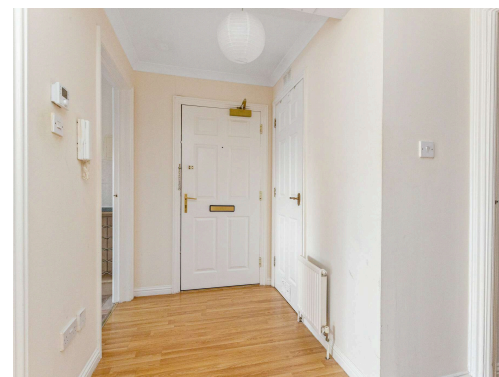
The development is factored by Hacking & Paterson for approx. £92 per month. This includes maintenance of communal areas and buildings insurance.







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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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