



20 Lady Nairne Crescent  
DUDDINGSTON | EDINBURGH | EH8 7PF

  
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Immaculately presented terraced villa offering spacious and flexible extended living space in true walk-in condition throughout, occupying a lovely tucked away spot close to Holyrood Park, local amenities, schools and transport links.

Viewing is highly recommended to appreciate all the great features of this ideal family sized home.

### Luxury living space

- Living/dining room - a sunny, comfortable room with ample free floor space for relaxation and entertaining, with a feature fireplace as a pleasant focal point
- Kitchen (re-fitted in 2024) - fully integrated and ready to use, beautifully fitted out with grey gloss soft close units, co-ordinating worktops and French doors accessing the garden
- Family room/double bedroom 4 - a useful multi-purpose room ideal for anyone requiring ground floor bedroom space
- Shower-room - accessed from either bedroom 4 or the rear hall, attractively fitted with a white suite, mixer shower and neutral tone tiled surround
- Three double bedrooms - on the upper floor, one with fitted wardrobe space
- Family bathroom - featuring a double ended bath, wash-basin set in vanity unit and pale tiled surround

### Features

- Storage cupboard in entrance hall and upper landing
- Part floored loft space/pull down ladder access
- Double glazing
- Electric heating

### Outdoors

- Easily maintained landscaped front garden
- Fully enclosed rear garden with artificial lawn, chipped area and garden shed
- Free on street parking
- Holyrood Park a very short walk away

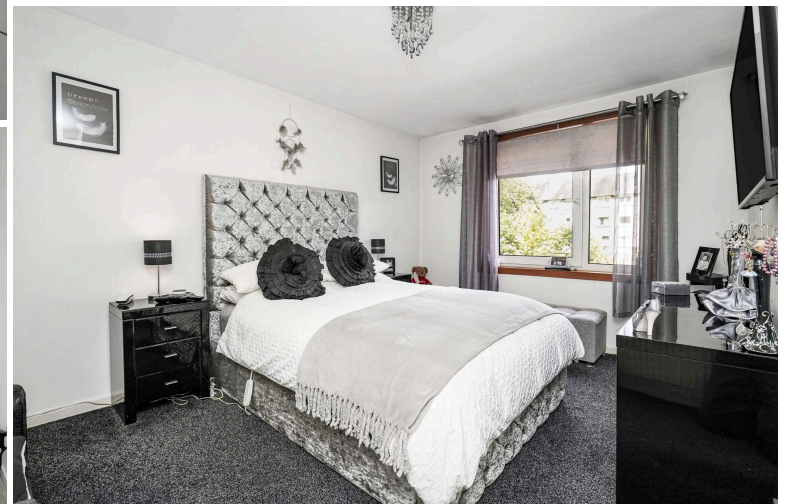
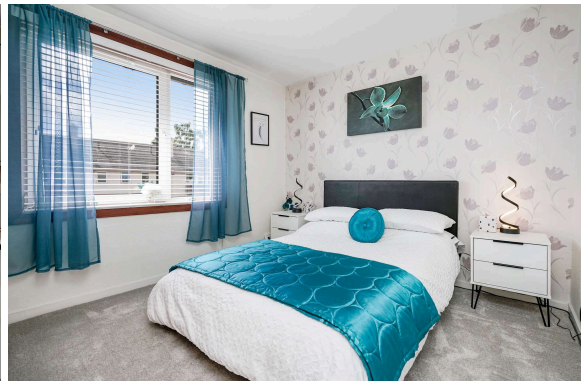
Energy Rating D. Council Tax band D.

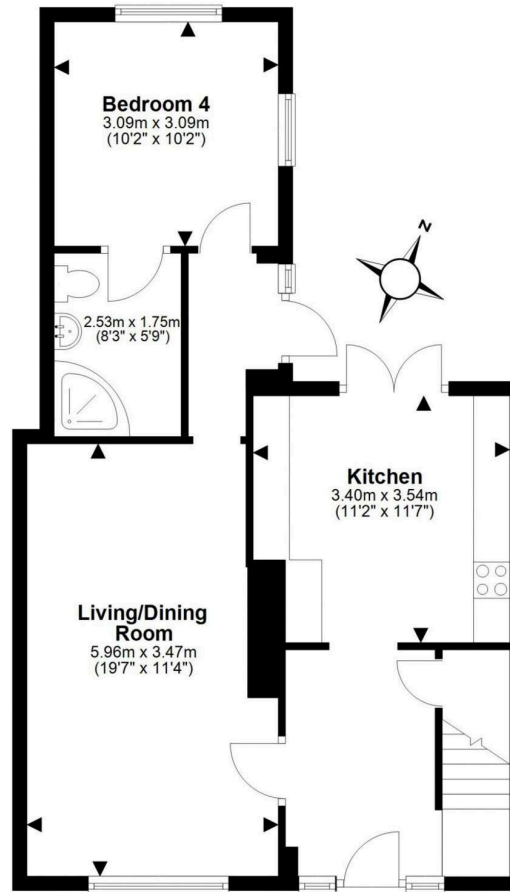
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



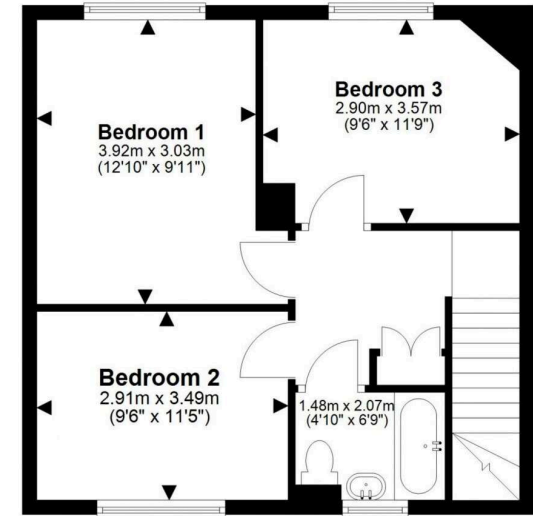
Included in the sale will be all blinds, curtains, kitchen appliances (fridge freezer, dishwasher, washing machine, microwave, and over and hob). Additionally, the suite in the living room, wardrobe and ottoman in the downstairs bedroom, wardrobes and bedside cabinet in Bedroom 3, the wardrobe and double bed in Bedroom 2, will all be included.

Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on neighbouring Portobello's High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





**Ground Floor**



**First Floor**

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.