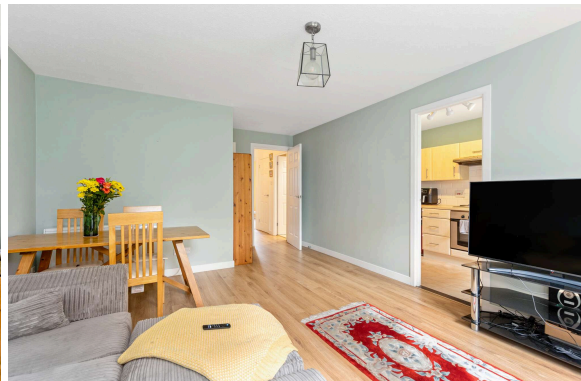




9/2 Duddingston Mills
DUDDINGSTON | EDINBURGH | EH8 7TU


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9/2 Duddingston Mills

DUDDINGSTON | EDINBURGH | EH8 7TU

Situated within the popular residential area of Duddingston Mills, this spacious two-bedroom ground floor flat offers comfortable accommodation in a convenient location, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors.

The property features a bright and generously proportioned living room, providing an excellent space for relaxing or entertaining. The well-appointed kitchen offers ample worktop space together with a good selection of floor and wall-mounted units, ensuring plenty of storage and practicality for everyday living. There are two generous bedrooms, both offering flexible accommodation and ample space for freestanding furniture. The bathroom is fitted with a two-piece suite and shower cubicle.

Externally, the development offers residents' parking, providing convenient off-street parking for homeowners and visitors alike.

- Ground floor two bedroom flat
- Accessed via a secure entry system
- Residents parking
- Close to local amenities
- Excellent transport links
- Double glazing

Energy Rating C. Council Tax band D.

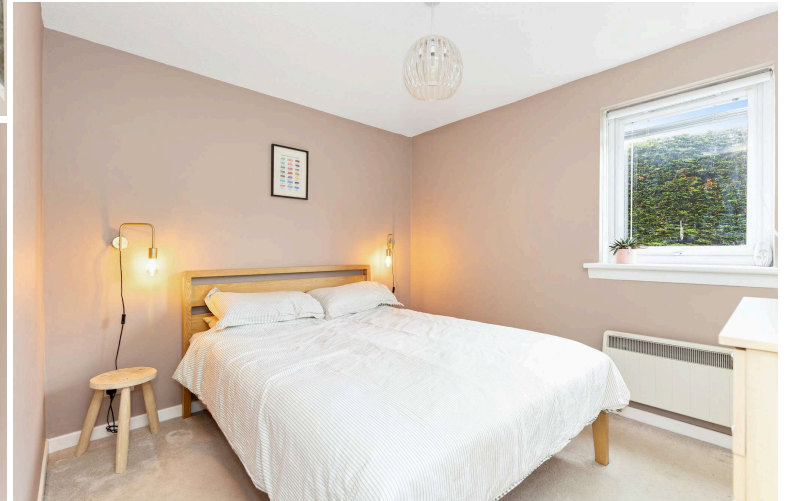
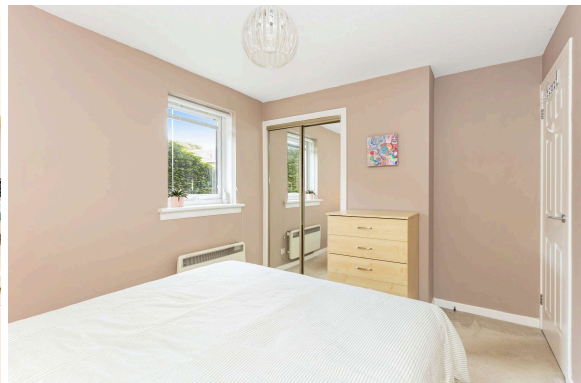
Included in the sale will be all blinds, light fittings and integrated kitchen appliances.

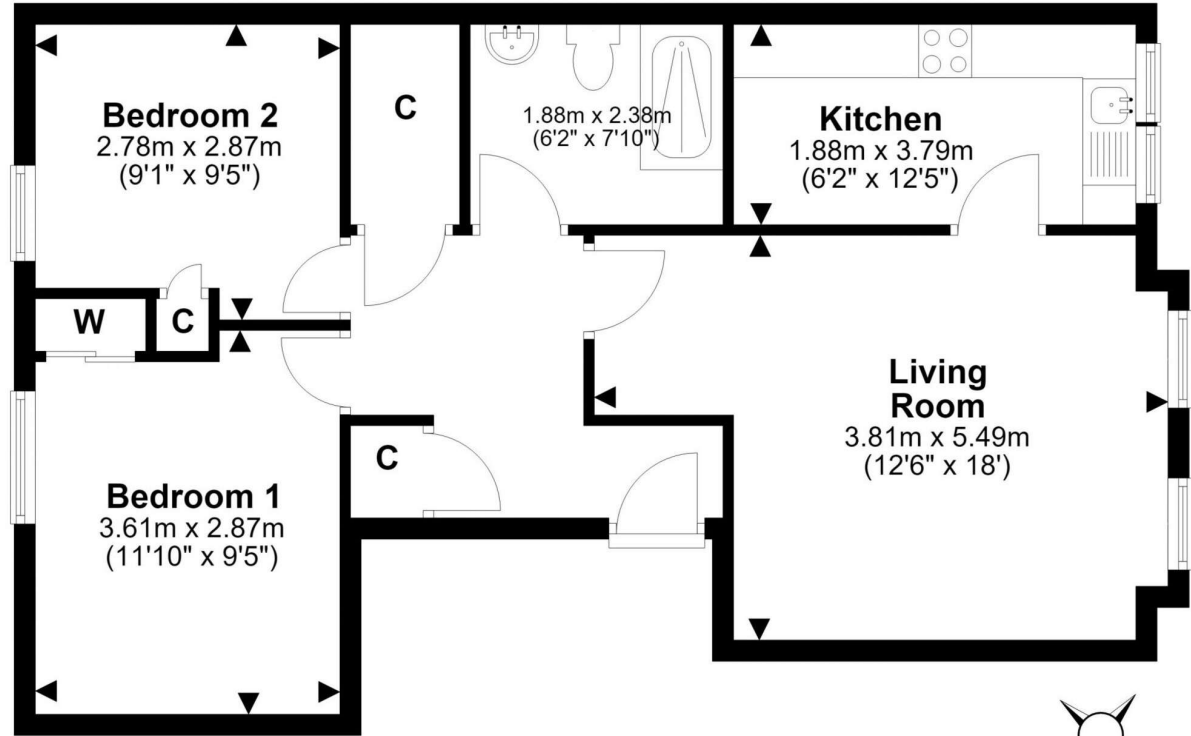
Factor fees of £121.06 per quarter.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), 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.





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.

