



Offers Over
£365,000

43 Lady Nairne Crescent

Duddingston | Edinburgh | EH8 7PD

A fantastic opportunity has arisen to purchase this rarely available, attractive and generously proportioned semi-detached villa, with fantastic sized private gardens. The property provides excellent family accommodation, situated in a quiet residential street close to excellent local amenities and transport links.

4 Bedrooms

1 Public room

1 Bathroom

Private gardens

Council Tax Band - D

EPC Band - D



Description

In brief the accommodation comprises; entrance vestibule with storage and leading to welcoming entrance hallway, fantastic sized dual-aspect lounge/dining room with patio doors providing direct access to the rear garden, stylish fitted kitchen with door providing side access, downstairs bedroom 4, upstairs consists of three further well proportioned double bedrooms and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing. Internal viewing is highly recommended to be fully appreciated.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven, integrated hob, fridge/freezer and washing machine. The summerhouse will also be included in the sale.

Gardens and Parking

A real feature of this property is the fantastic sized private gardens. The garden to rear is fully enclosed and is mainly laid to lawn with an area of patio. There is further gardens to both the front and rear which are laid to lawn. Ample on-street parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





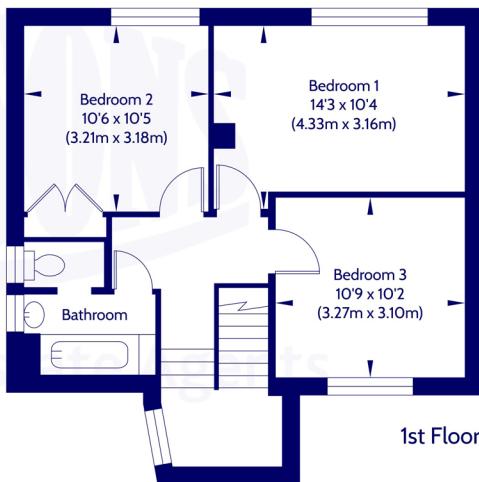
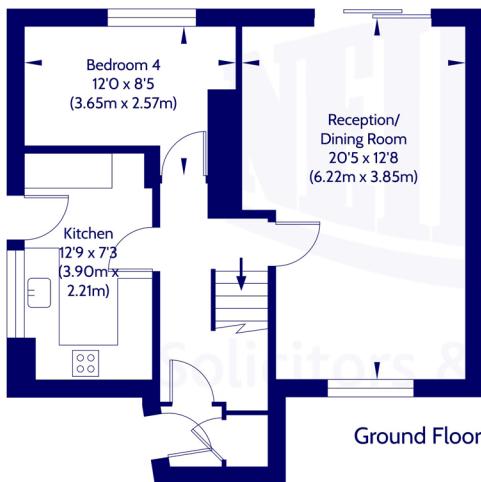
Location

The property is situated within Duddingston which lies to the east of Edinburgh and is well served by a host of excellent amenities at the nearby 24hour Asda and Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots and Next as well as an Odeon cinema and a variety of restaurants. The property is within close proximity to Holyrood Park and offers a superb opportunity for outdoor activities and enjoying green space. Portobello and Musselburgh are within easy reach, offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network.





Approx. Gross Internal Floor Area 98 Sq M / 1058 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or click [here](#) for the virtual 360 tour,
floor plan and further information.



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