



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5/7 Lady Nairne Loan

Duddingston, Edinburgh EH8 7NL

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Nestled in a quiet residential area, on the lower slopes of Holyrood Park, this two-bedroom third floor flat, offers generously proportioned accommodation, along with a balcony, private garden plot and two private stores. Beautifully presented, with stylish decor and in ready to move-in condition, the property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, schools, and has great transport links into the city centre.

The welcoming hall leads through to a spacious lounge/diner, with tasteful decor and feature fireplace. Patio doors bathes the space in light and leads out to a balcony which offers views down the East Lothian coastline. A sleek fully fitted kitchen, is well equipped with a full complement of appliances and ample storage. There are two excellent double bedrooms, the main one boasting excellent built-in storage.

Directly adjacent to flat is a private store cupboard and externally, there is another store, plus a beautifully maintained private front garden area.

Extras: all fitted floor coverings, blinds, and all kitchen appliances, will be included in the sale.

Property Summary

- Third floor flat
- Spacious lounge diner with balcony & fabulous views
- Stylish kitchen
- Two excellent double bedrooms
- Three-piece shower room
- Gas central heating & double glazing
- Private garden plot & shared drying green to rear
- Private external store
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

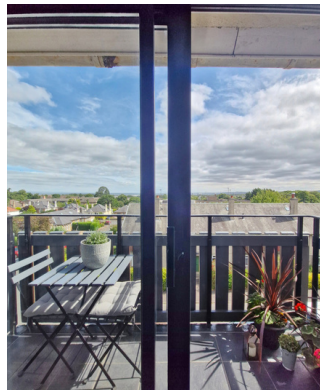


Home Report Value - £175,000





Spacious
two bedroom
flat with
fabulous
views





Let us help you find your next
dream property!



RALPH SAYER
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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

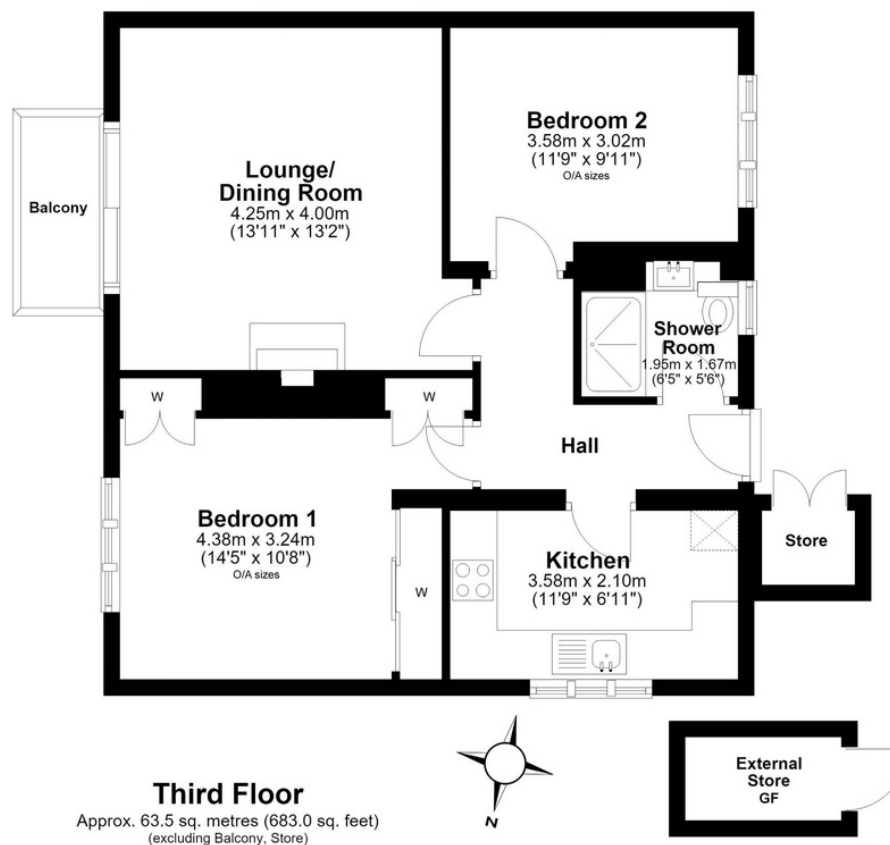


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DISCLAIMER

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. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.



Location



NEARBY SLOPES OF HOLYROOD PARK

Duddingston is a highly desirable, residential suburb, lying just east of the city centre. At its heart is the charming, conservation village of Duddingston, formerly part of a 12th Century Estate, encompassing the present Holyrood Park, Arthurs Seat and Duddingston Loch. Local shopping at Meadowbank and Portobello cater for your day to day needs, with more extensive shopping found at Fort Kinnaird. Nearby Portobello offers the beach and promenade, along with its swim centre and Turkish baths, while the extensive parklands of Holyrood Park and Figgate park offer a variety of leisure opportunities, along with Duddingston and Prestonfield golf courses. There is excellent schooling locally, from primary through to secondary. Easy access into the city centre, by way of regular bus services or by car, and the A1 and city by pass are within easy reach.