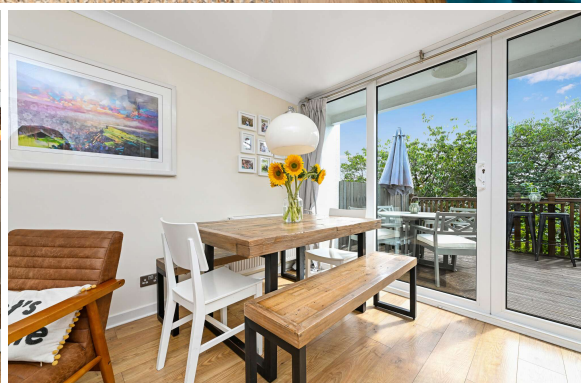




49 Lady Nairne Crescent
DUDDINGSTON | EDINBURGH | EH8 7PB


warners
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49 Lady Nairne Crescent, DUDDINGSTON | EDINBURGH | EH8 7PB

Warners is proud to present this beautifully modernised three-bedroom mid-terraced family home, offering the perfect blend of contemporary style and comfort, situated on a quiet road within minutes' walk from Holyrood Park and Arthur's Seat.

The spacious living area is flooded with natural light from both the front and rear of the property, creating a bright and welcoming space with a dining area, gas fire and patio doors out to the rear garden. The fully fitted breakfasting kitchen currently comprises a gas hob, oven, fan, washing machine, dishwasher, fridge/freezer and the boiler cupboard. Upstairs comprises three well-proportioned bedrooms, a partially floored attic and completing the accommodation is the bathroom with waterfall shower over the bath, underfloor heating and a heated towel rail.

Externally, the property offers front and rear landscaped gardens made up of a decking, shed, lawn, flower beds, an outside tap and ample on-street parking. Early viewing is recommended!

- Modernised three-bedroom terraced home
- Bright, spacious living area with dining and patio doors
- Fully fitted breakfasting kitchen
- Three well-proportioned bedrooms
- Stylish bathroom with underfloor heating
- Partially floored Attic and On-Street parking
- Front and rear landscaped gardens.

Energy Rating C. Council Tax D.

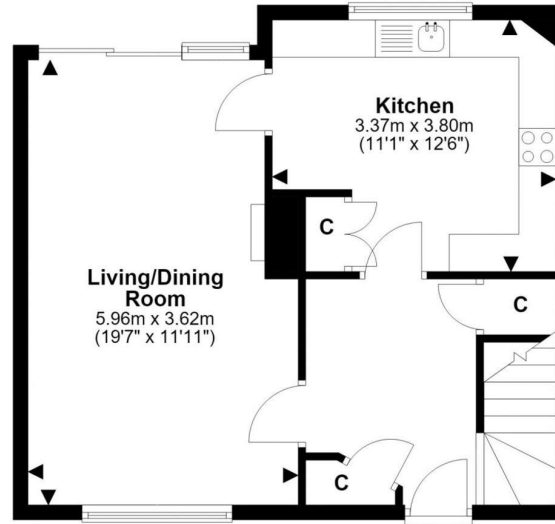
All fixtures, fittings, integrated kitchen appliances, dishwasher, blinds, wardrobes in bedroom 1&3, childrens chute, sandpit, vegetable patch and mud kitchen will be included in the sale. The light fittings in the living room, fridge freezer, washing machine, curtains and curtain poles will not be included in the sale.

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



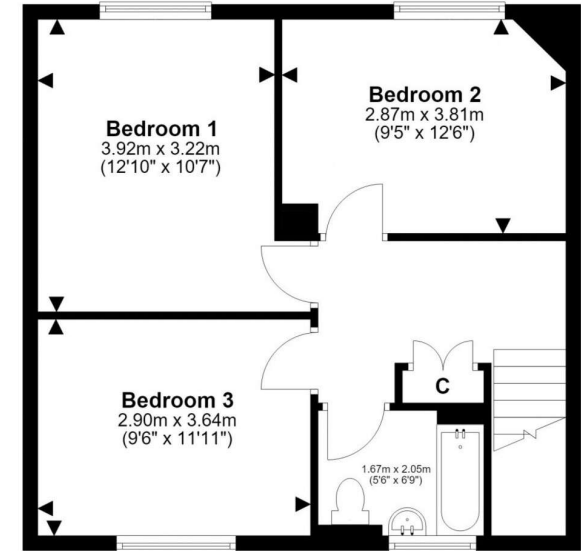
The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. 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. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.





Ground 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.



First Floor