



100/2 Duddingston Road
DUDDINGSTON | EDINBURGH | EH15 1SU


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Nestled in a quiet tree lined cul-de-sac in the heart of sought-after Duddingston, moments from Holyrood Park, Portobello beach, quick transport links and excellent amenities is this immaculately presented ground floor apartment. Set within manicured communal grounds the property boasts an allocated parking space, a new kitchen and double glazing and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge, a stunning new sleek kitchen with attractive units and worktop, two well-proportioned double bedrooms (both with built-in mirrored wardrobes) and the flat is completed by stylish bathroom with shower over bath.

- Immaculate ground floor apartment
- Quiet leafy cul-de-sac
- Heart of Duddingston location
- Welcoming hallway with storage
- Bright twin windowed lounge
- New fitted kitchen
- Two large double bedrooms
- Stylish bathroom
- Allocated parking space
- Double glazing
- Electric heating

Energy Rating D, Council Tax D

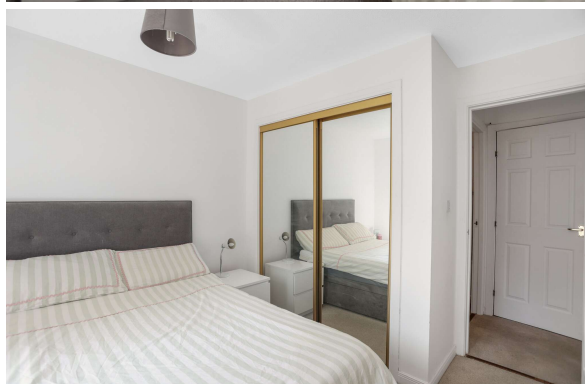
Factor fees approximately £270 per quarter.

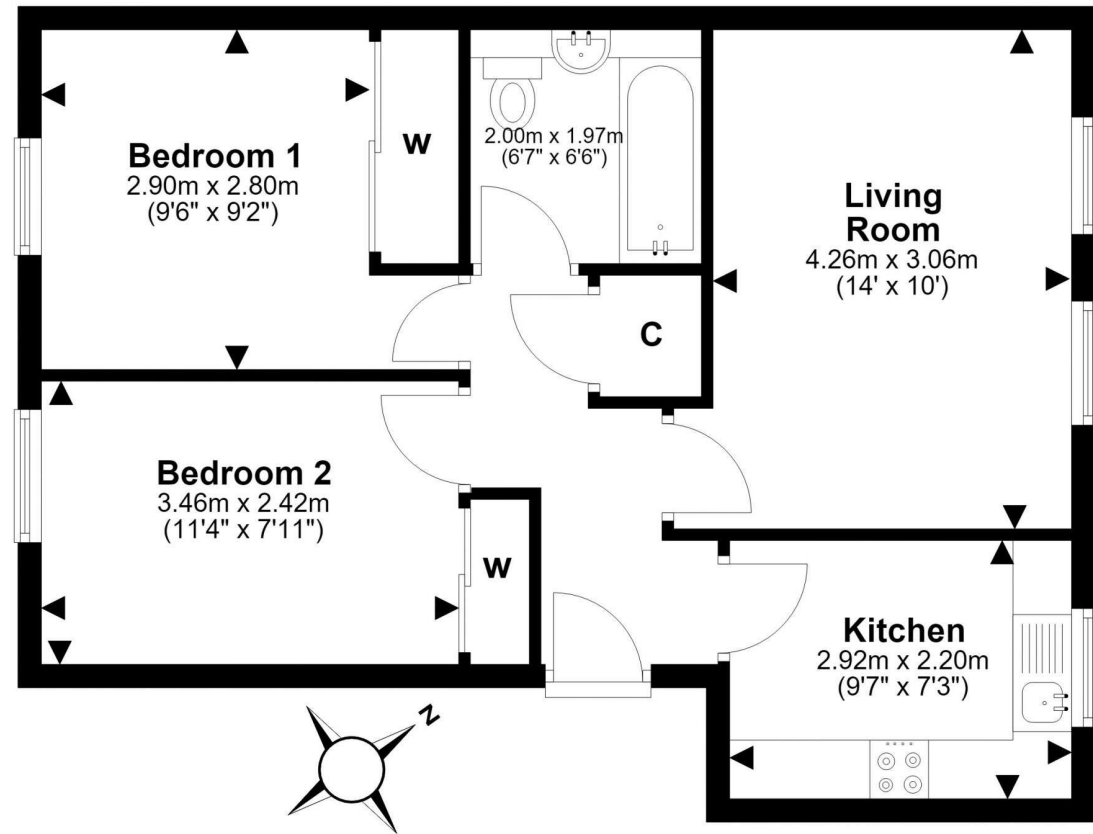
All fixtures, fittings, integrated appliances and the washing machine is included in the sale. All other furniture may be available through separate negotiation.

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.





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.