



211/5 Duddingston Park South
DUDDINGSTON | EDINBURGH | EH15 3EJ


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An exciting opportunity has arisen to acquire this beautifully-presented two-bedroom top floor flat forming part of a contemporary development in the sought-after Duddingston area of Edinburgh. This stunning apartment has been tastefully decorated and benefits from triple glazing throughout and is offered to the market in genuine move-in condition. The spacious living room has a Juliet balcony and stunning views over Arthur's Seat. The kitchen dining room also has views of Arthur's Seat and is also well-sized, with the kitchen area offering plenty of cupboard storage and comprising oven, gas hob and hood, washing machine, tumble dryer fridge/freezer and dining area. The master bedroom benefits from built in storage and a stylish en-suite shower room with Waterfall shower, while the second bedroom, also well-proportioned, similarly benefits from a large built-in wardrobe. A modern family bathroom completes the accommodation with shower over the bath. The property also benefits from an attic, secure entry system and ample residents parking. With excellent local amenities including Fort Kinnaird and Jack Kane Sports Centre, and offering easy access to public transport links, viewing is highly recommended to appreciate everything that this property has to offer.

- Two-bedroom top floor flat
- Highly desirable location
- Excellent local amenities
- Spacious living room with excellent views of Arthur's Seat
- Kitchen/dining room
- Master bedroom with ensuite
- Bathroom
- Entrance hallway
- Triple glazing and Gas central heating
- Residents' parking

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



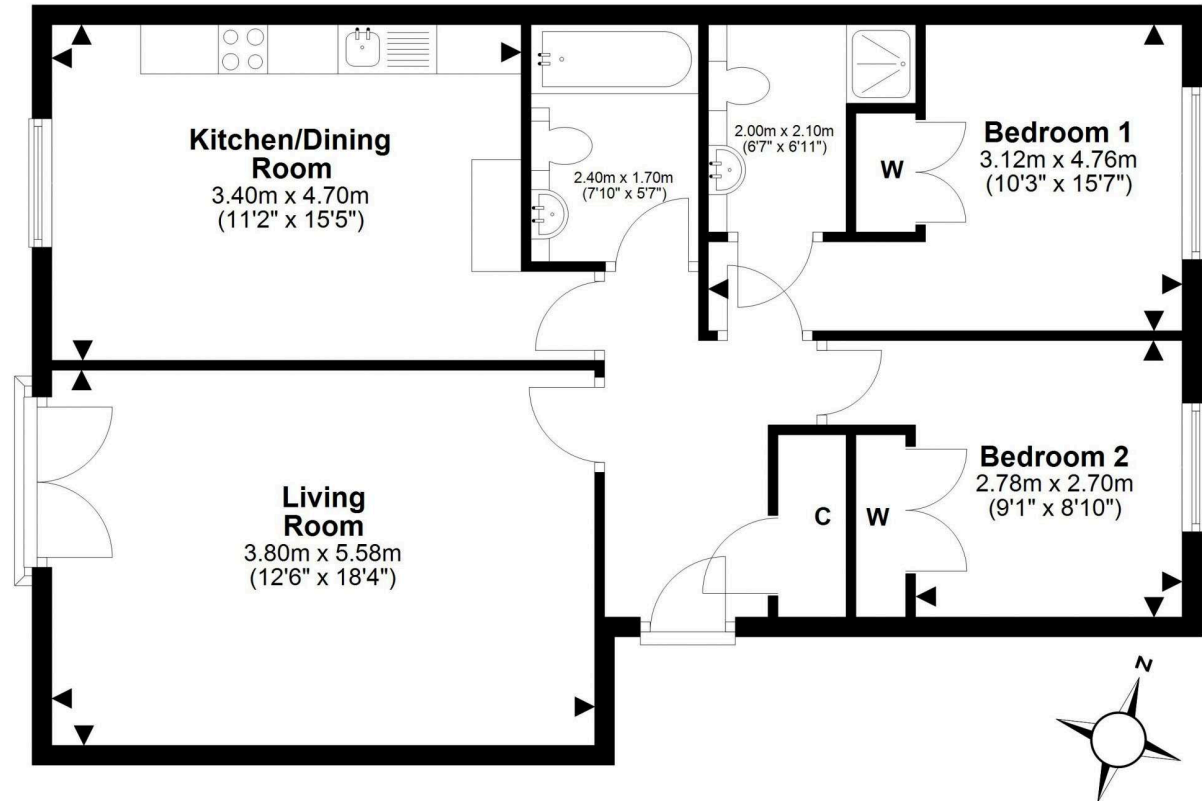
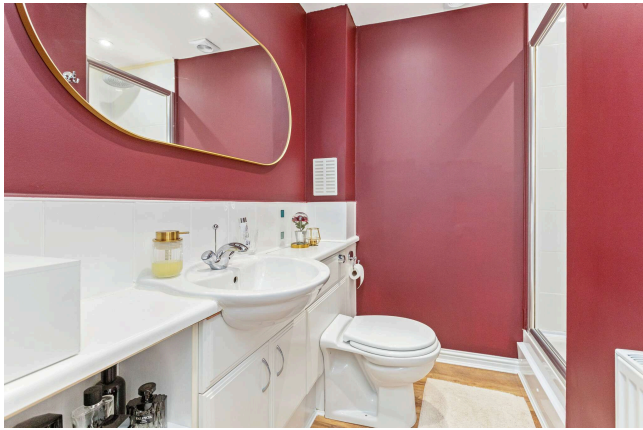
The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes 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.

Energy rating C, Council tax band D, Factor is managed by Hacking and Paterson and costs around £250 every 3 months.

Extras included in this sale will be hob, oven, dishwasher, cooker hood, lights fittings, curtains.

American style Samsung fridge/freezer, and furniture from living room can be available with separate negotiation.





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.