



2/5 Lady Nairne Crescent
DUDDINGSTON | EDINBURGH | EH8 7PF

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Superbly situated in a quiet street only a stone's throw from the green expanse of Holyrood Park is this most appealing second floor flat with balcony, offering a bright and spacious interior ideal for a first time purchaser.

Generous sized rooms bathed in plenty of natural light make for a welcoming interior, with double glazing and gas heating ensuring comfort and warmth. An added attraction is the balcony, accessed via patio doors from the living/dining room, where you can sit out and enjoy a pleasant leafy outlook across the shared gardens.

- Entrance hallway
- Living/dining room with feature fireplace and patio doors
- Balcony with space for seating
- Fitted kitchen providing ample storage space
- Two double bedrooms, one with shelved cupboard
- Bathroom with electric shower
- Gas central heating
- Double glazing
- Shared rear garden
- Free on-street parking
- Easy access to amenities and City Centre
- Outdoor storage

Energy Rating C, Council Tax Band B.

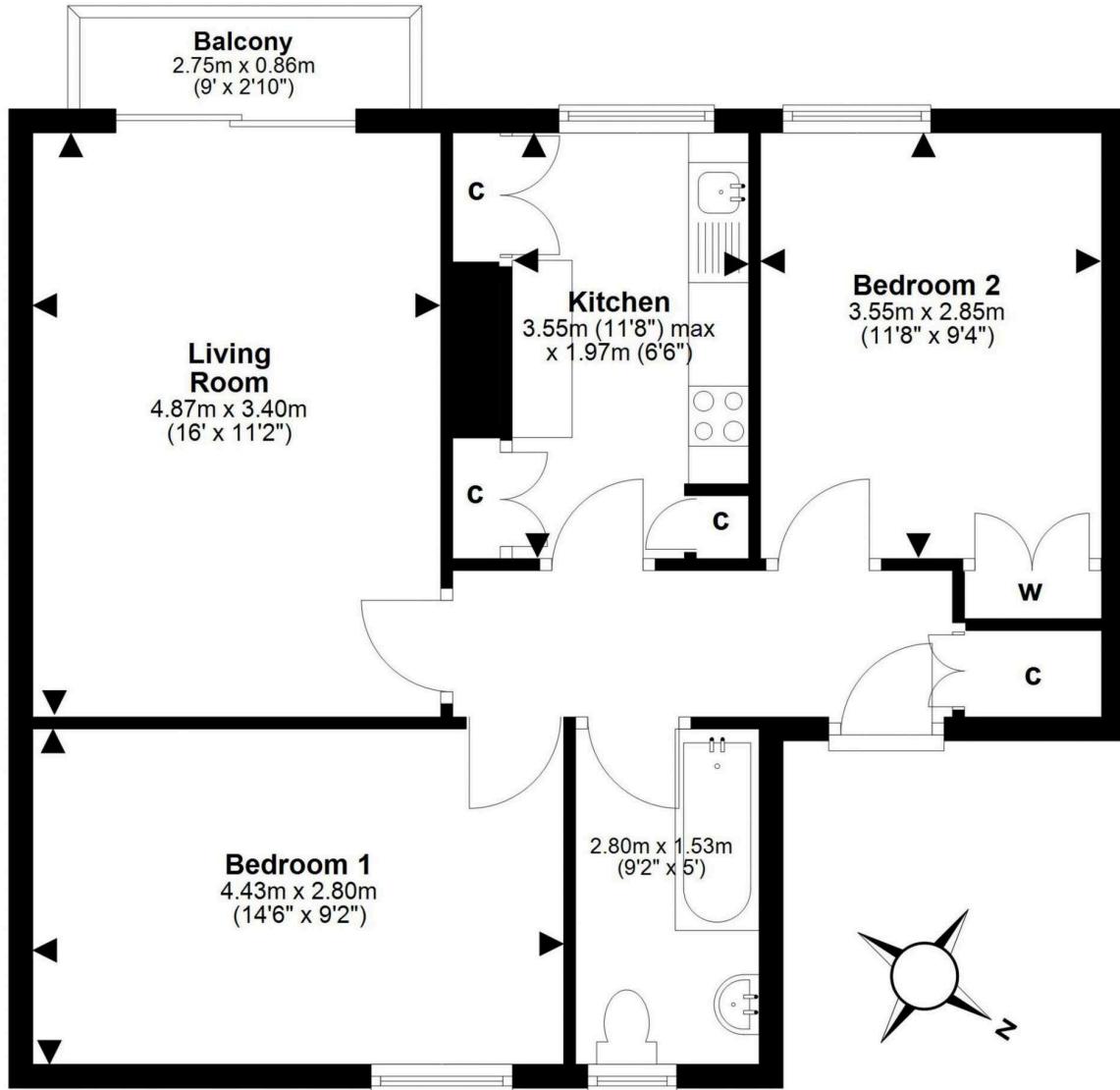
All fixtures, fittings, blinds, curtains, integrated appliances, fridge, freezer and washing machine are included in the sale.

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



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. There's easy access from this area to Edinburgh City Bypass and the A1 allowing swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links.





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.