

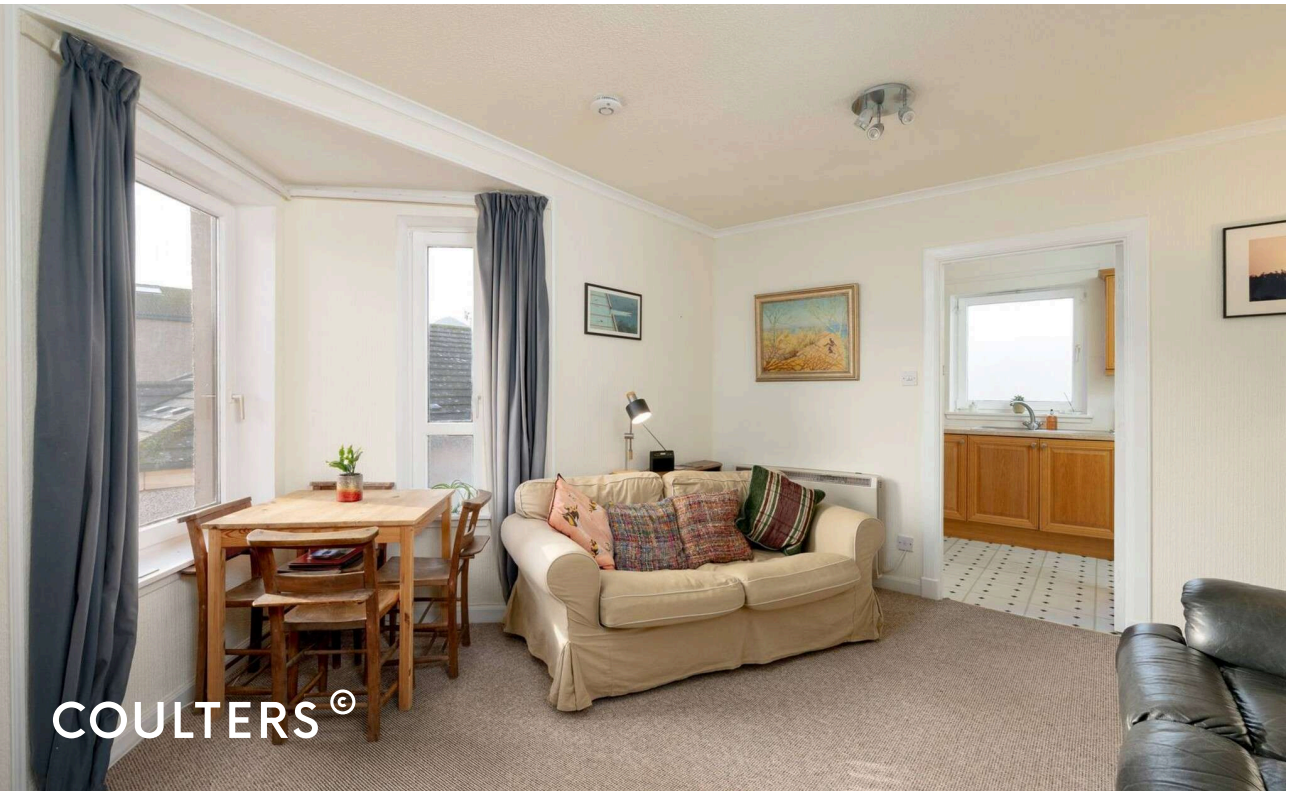
COULTERS

12/16 DUDDINGSTON MILLS

DUDDINGSTON, EDINBURGH, EH8 7TU

2 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

With views to Arthur's Seat, 12/16 Duddingston Mills is a top floor 2 bedroom flat situated in a quiet, factored development on the edge of Figgate Burn and Figgate Park in desirable Duddingston area. With easy access both to the city centre links to the city bypass and within walking distance of Holyrood Park, the property would be an ideal home for first time buyers or young professionals.

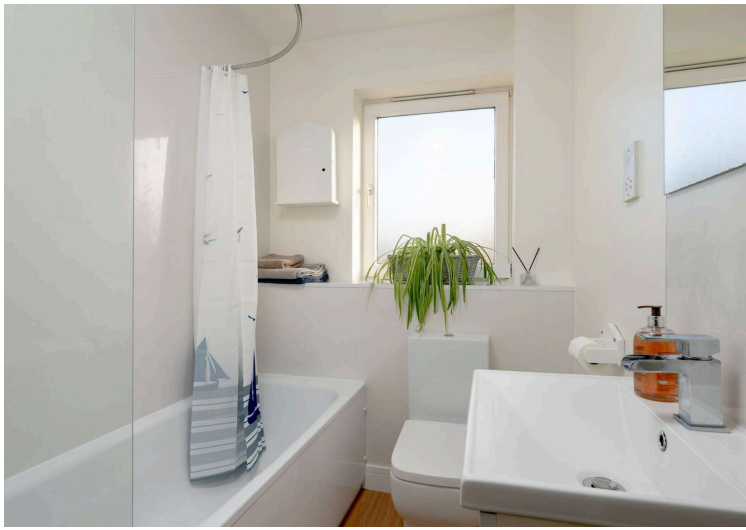
Flooded with natural light, the sitting room/dining room has a lovely outlook towards Arthur's Seat and Holyrood Park. The fireplace forms a cosy focal point in the room.

KEY FEATURES

- Bright, well proportioned top floor flat with views of Arthur's Seat.
- Two light filled bedrooms, one with built-in mirrored wardrobes plus attic storage.
- Landscaped communal grounds, just a stone's throw from Figgate Burn.
- Shared residents' parking.
- Located in the popular residential area of Duddingston.
- Excellent local amenities nearby.
- EPC Rating - D
- Council Tax Band - D







Adjacent to the sitting room is the spacious kitchen, fitted with a range of wall and base mounted cabinetry. The integrated appliances comprise; electric gas hob, oven, extractor hood and washing machine with a free-standing fridge/freezer. The spacious double bedroom one benefits from built-in mirrored wardrobes, whilst bedroom two is currently used as a home office, also with a storage cupboard. Further storage is located in the hall and overhead, there is an attic space. Completing the internal accommodation is a smart, modern bathroom with a bath (and electric shower over), WC and wash hand basin (with cabinets below). The property further benefits from electric heating and double glazing throughout. A hot water cylinder has been recently installed.

Externally there is residents' shared and well-maintained communal grounds.







COULTERS ©

THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh at the entrance to Holyrood Park, benefitting from wonderful natural features including the Bawsinch and Duddingston Loch Nature Reserve, which is designated as a site of Special Scientific Interest.
Duddingston offers a charming village atmosphere with traditional houses, the historic Duddingston Kirk, and what is considered to be one of Scotland's oldest pubs, The Sheep Heid Inn, which also houses a heritage skittle alley. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes. Alongside this, Duddingston is within the catchment area for excellent local schooling, both primary and secondary.
There is easy access to Scotland's National Cycle Network which provides extensive active travel options within Edinburgh and beyond. Duddingston Golf Club is located nearby and offers a picturesque setting for enjoying a round of golf.

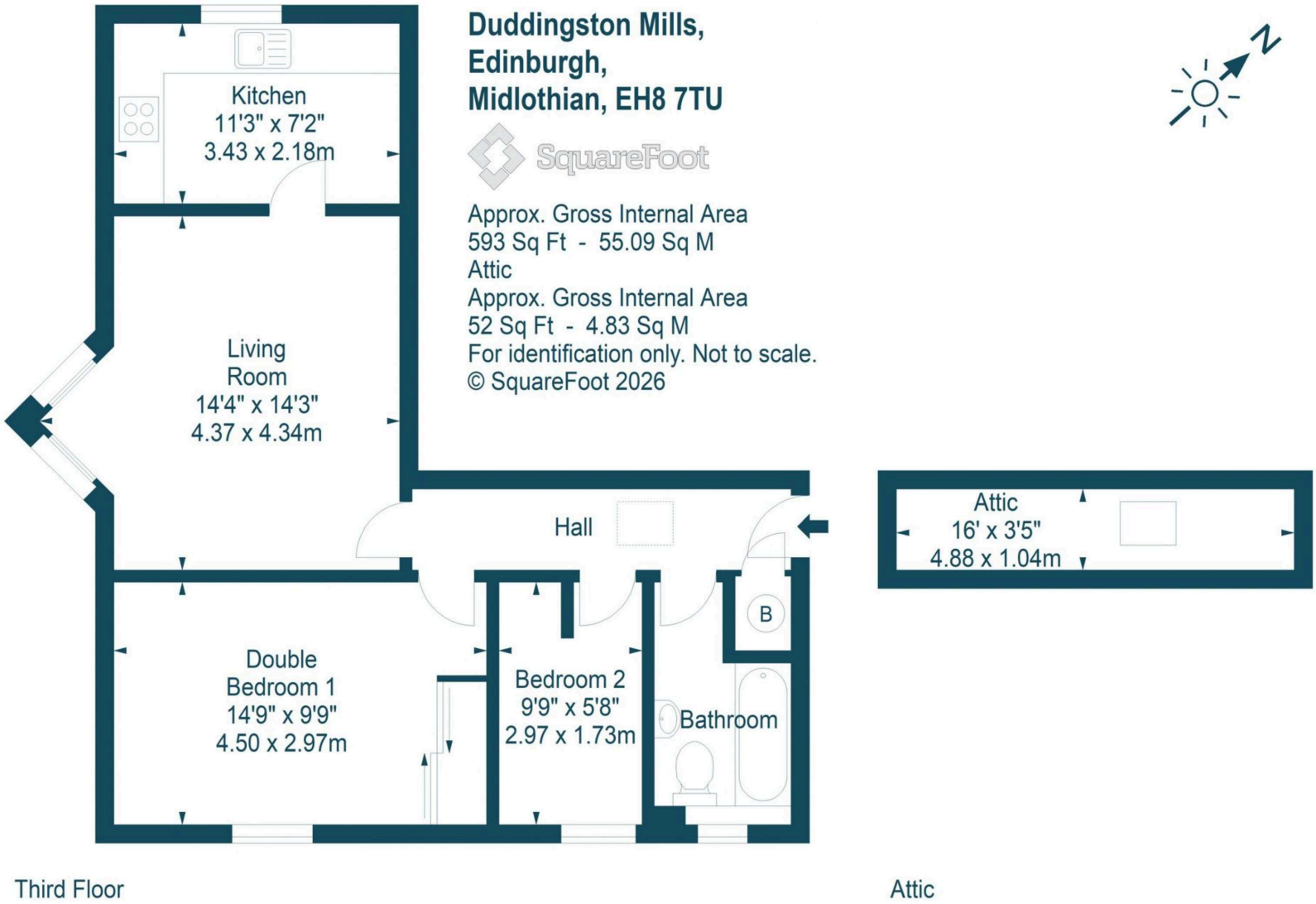
EXTRAS

The curtains, light fittings, fitted floor coverings, fridge/ freezer, washing machine and integrated appliances are included within the sale price.

The building is factored by James Gibb at an approximate monthly cost of £41.

HOME REPORT VALUATION: £195,000


COULTERS ©



GET IN TOUCH

www.coultersproperty.co.uk

0131 603 7333

enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.