



78/7 Park Avenue
DUDDINGSTON | EDINBURGH | EH15 1JP



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Seldom available quarter share with the remaining 75% share of the property being owned by Wheatly Homes East Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £441.61 is payable to the association and is inclusive of the factoring cost to maintain the communal areas.

This lovely top floor property offers extremely generous and flexible accommodation, with a lovely flow and feel, and is situated on a quiet residential street in the East of Edinburgh with a host of local amenities nearby and comprises:-

- Entrance cloaks hallway with fabulous storage
- Bright living/dining room overlooking communal green
- Modern dining kitchen with ample units, preparation areas, and space for appliances
- Extremely generous double bedrooms with fitted wardrobes
- Bathroom with electric shower over bath and vanity sink unit
- Electric storage heaters & double glazing
- Fabulous storage options including into the eaves
- Communal garden/drying green
- Residents' parking

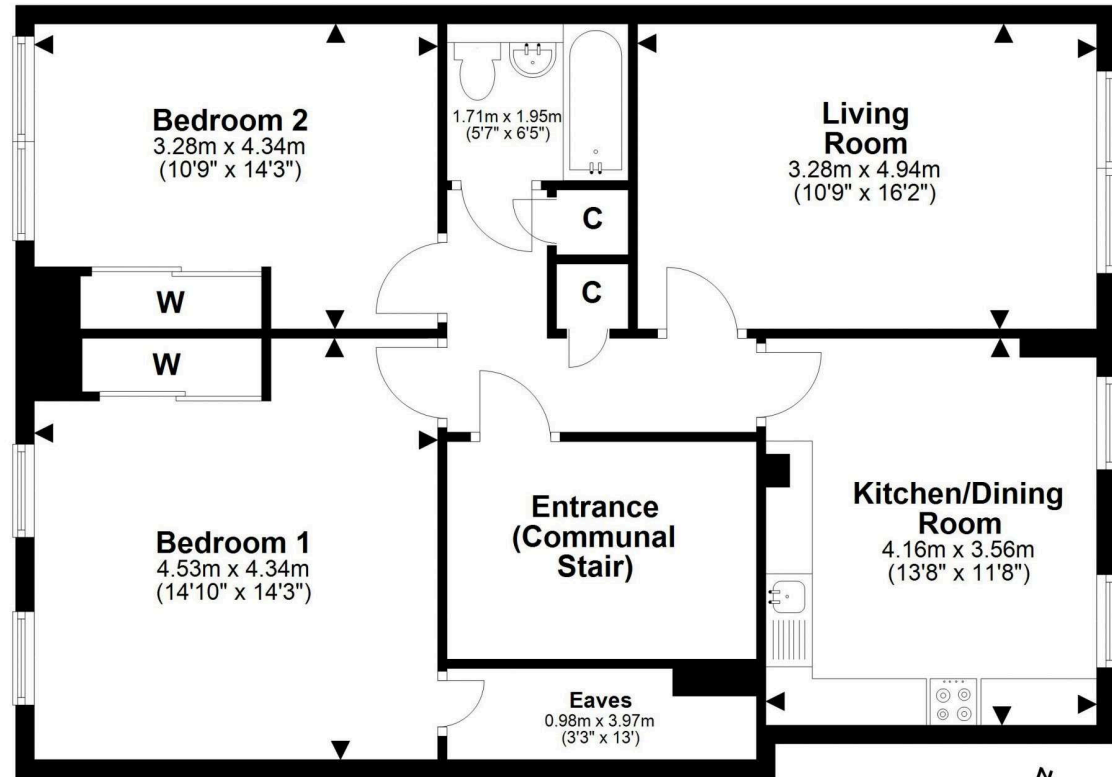
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 D, Council tax band D
Extras included in this sale will be the cooker.
Washing machine and fridge freezer 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.

