



**68/5 Park Avenue**  
**Edinburgh, EH15 1JP**



# *"68/5 Park Avenue is a bright and well-presented, two bedroom, top-floor duplex flat"*

- SECURE DOOR ENTRY
- STAIRWELL
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- DOUBLE GLAZING
- ELECTRIC HEATING
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN GROUNDS





## LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities on the promenade are the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



## DESCRIPTION

68/5 Park Avenue is a bright and well-presented, two bedroom, top-floor duplex flat, is set in a Victorian school conversion and residential development in the Duddingston area, east of Edinburgh city centre.

Featuring neutral décor and modern fittings throughout, the accommodation begins with an entrance hallway featuring a built-in mirrored cupboard & the secured entry system handset; sitting/dining room features wood-effect laminate flooring; fitted kitchen with integrated appliances; shower room with tiled splashback.

On the upper level, a dual-aspect master bedroom with a two piece en-suite, with an electric shower unit. The second double bedroom is also dual-aspect and includes a built-in mirrored wardrobe.

Further benefits include double glazing, electric heating, ample storage and allocated parking space.

## EPC RATING

The energy efficiency rating for this property is band C.

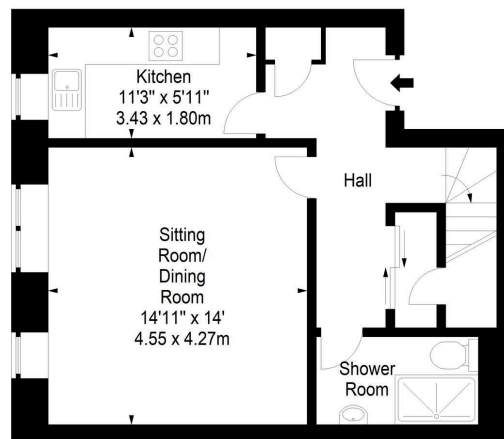
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



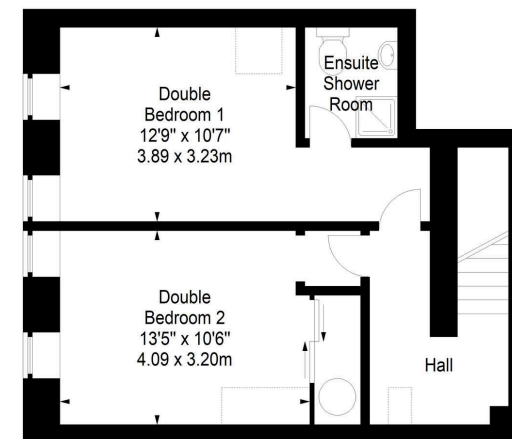
Park Avenue,  
Edinburgh,  
Midlothian, EH15 1JP



Approx. Gross Internal Area  
961 Sq Ft - 89.28 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor



Third Floor

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

**A** ANNAN  
SOLICITORS & ESTATE AGENTS