



6 Hoffmann Place  
DUDDINGSTON | EDINBURGH | EH15 3FD

**warners**  
solicitors & estate agents



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Nestled in a quiet cul-de-sac, moments from the excellent amenities at Fort Kinnaird, quick transport links and vast open green spaces is this immaculately presented semi-detached house. Boasting a wide driveway, a secluded rear garden and luxury interiors this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright lounge with bay window, a stunning dining kitchen with sleek and contemporary units and generous dining space and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys a large master bedroom with built-in cupboard, a second well-proportioned double bedroom, a third single bedroom and the home is finished by an exquisite bathroom with shower over bath. Externally the fully enclosed West facing, secluded rear garden has an area of artificial turf and a paved section ideal for al fresco dining.

- Modern semi-detached house in quiet cul-de-sac
- Move-in luxury condition
- Driveway and secluded garden
- Welcoming hallway with storage
- Bright bay windowed lounge
- Luxury dining kitchen
- Three bedrooms
- Stylish bathroom

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



Integrated appliances will be included in the sale of the property, along with all blinds and curtains. Bedroom wardrobes can be included with separate negotiation. EPC: B. CT: D. Factoring: Approx. £100 P/Q

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. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.



