



## 67/2 Park Avenue, Edinburgh, EH15 1JP

Tastefully Presented, Three-Bedroom, Duplex Apartment with Allocated Parking

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# Property Description

Tastefully presented and spacious, three-bedroom, second-floor duplex apartment, forming part of a Grade II Listed stone-built building. The former site of Portobello High School, this characterful development is located in the popular Duddingston area, east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, mezzanine, three flexible bedrooms, and two family bathrooms.

Highlights include a double-height ceiling for the living area, a fitted kitchen, contemporary flooring, and good storage provision.

In addition, there is electric heating, double glazing, integrated satellite TV connections, and a secured entry system.

Set amongst leafy landscaped grounds, there is an off-street residents' car park, well-kept communal halls with a shared store, and an allocated parking space.

A welcoming entrance affords access to each room on the main floor, with the living room to the front, including impressive windows allowing plenty of natural light, built-in storage, laminate flooring and ample space for both lounge and dining furniture. Set off the lounge, via French doors, a stylish kitchen is fitted with wall and base units, wood effect worktops, a tiled surround, a sink with a drainer, and appliances including an integrated induction hob, electric oven, dishwasher, and a freestanding washing machine.

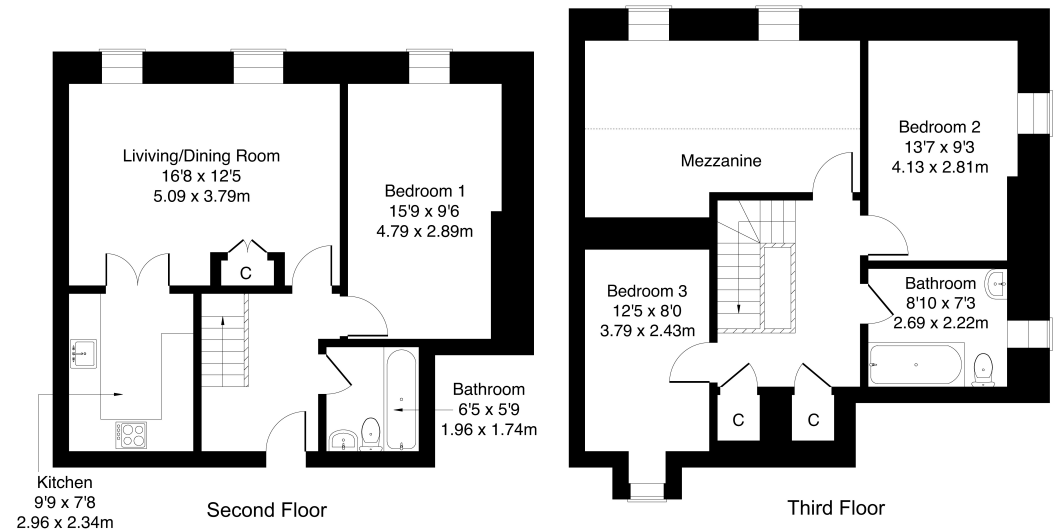
Set to the front, bedroom one offers a generous room for freestanding furniture, featuring wood-effect flooring and a wall-mounted TV point. Completing this floor, a family-sized bathroom is fitted with a three-piece suite with an electric shower over the bath, tiled splash walls and a heated towel rail.

On the upper floor, there are two convenient storage cupboards, two further bedrooms set to opposite aspects, and a mezzanine overlooking the lounge/dining area, offering a flexible space for an office or study. A further family-sized bathroom completes this home and is fitted with a three-piece suite, a shower over the bath, tiled splash walls and a heated towel rail.



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Approximate Gross Internal Area: (1184 sq ft - 110 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Duddingston is a well-established and desirable residential area located east of Edinburgh's city centre. It offers a wide range of local amenities, including Morrisons on Portobello Road, Sainsbury's at Meadowbank Retail Park, Aldi in Portobello, and ASDA at the Jewel. Fort Kinnaird provides an extensive choice of high-street retailers and a multiplex cinema. Nearby Portobello features a vibrant High Street with independent shops, including cafés, a bookshop, a

butcher, a fishmonger, a bakery, and a greengrocer. The popular beach and promenade offer scenic open space for leisure. Residents enjoy access to Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park, as well as Portobello Leisure Centre with pools, spa, gym, and more. The area is served by well-regarded schools and benefits from excellent transport links, with access to the A1 and regular buses on Willowbrae and Duddingston Roads.





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