



12/15, Duddingston Mills, Edinburgh, EH8 7TU

Light & Well Presented, Two-Bedroom, Third-Floor (Top) Flat with Residential Parking

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Property Description

Light and well presented, two-bedroom, third-floor (top) flat, with residential parking, forming part of a factored, residential development. Peacefully positioned at the end of a cul-de-sac, nestled adjacent to woodland, located in the desirable Duddingston area, east of Edinburgh city centre.

Comprises an entrance hall, a living/dining room, a kitchen, two double bedrooms and a bathroom.

Highlights include a fitted kitchen with appliances, a modern bathroom, and a view of Arthur's Seat. In addition, there is double glazing, modern electric heating and good storage provision, including a private loft.

There is a bright communal hall with a skylight, whilst the development provides a secure entry system, shared grounds, and a private residents' car park.

The welcoming entrance hall provides access to all rooms within the property, creating a practical and well-laid-out flow throughout. A built-in storage cupboard is conveniently positioned opposite, offering useful space for coats, shoes and household items. The bright and generously proportioned living and dining room is a comfortable and versatile space, ideal for both relaxing and entertaining. Soft carpeted flooring and central light fittings enhance the warm atmosphere, while large windows allow an abundance of natural light to fill the room. There is ample space to accommodate a dining table as well as lounge furnishings, making it perfectly suited to modern living. The kitchen is fitted with wood-effect flooring and a central light fitting, complemented by a tiled splashback and stone-effect worktops. It includes a sink with a drainer and a useful store cupboard, which itself benefits from additional built-in shelving, providing excellent storage and practicality.

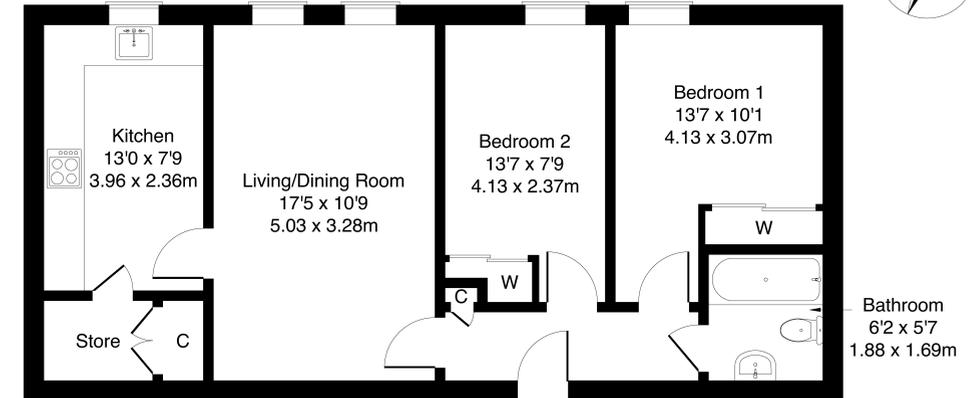
Bedroom one is well presented with carpeted flooring, a central light fitting and a built-in wardrobe with mirrored sliding doors, offering both convenience and a sense of space. The second bedroom, also carpeted, features its own built-in mirrored wardrobe and provides flexibility for use as a guest room, home office or additional sleeping accommodation. Completing the property is the three-piece fitted bathroom, finished with tiled effect flooring, a central light fitting and a tiled splashback surround, creating a clean and functional space.

The Living/Dining Room has been virtually staged with our compliments.



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Approximate Gross Internal Area: (657 sq ft - 61 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 highly desirable residential area to the east of Edinburgh city centre, offering a wide variety of local amenities. Major supermarkets such as Morrisons, Sainsbury's, Aldi and ASDA are easily accessible, while Fort Kinnaird provides an extensive choice of high-street shopping and dining. Nearby Portobello High Street features a lively mix of independent cafes, shops, and services, including a butcher, fishmonger, bakery and greengrocer. Portobello Beach and its popular

promenade offer scenic coastal walks and outdoor leisure, while Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park provide further green spaces and natural beauty. Portobello Leisure Centre includes swimming pools, a spa, Turkish baths, a gym and fitness facilities. The area is served by highly regarded schools, excellent road links via the A1, and frequent public transport services to the city centre and beyond.





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