

13/2, Duddingston Mills,  
Edinburgh EH8 7NF





## Summary

Well-proportioned ground floor flat, located in the highly desirable Duddingston area of Edinburgh - a historic and scenic neighbourhood just a short distance from the city centre. The apartment offers good proportions throughout and is ideal for families, professionals, or investors alike with the property having recently been set up to HMO standards with smoke alarms and fire doors to regulation. The accommodation comprises: secure entry system, welcoming hall with storage, spacious dining lounge, fitted kitchen with appliances, generous master bedroom with dual aspect, two further double bedrooms, and smart shower room. Additional benefits include double glazing, electric heating, and residents parking. Factor: James Gibb, approx. £42 per month.

## Features

- Well-proportioned three-bedroom ground floor flat
- Located in the highly desirable Duddingston area
- Historic and scenic setting
- HMO standards with compliant fire doors and smoke alarms
- Secure entry system and welcoming hallway with storage
- Spacious and bright dining lounge
- Fitted kitchen with appliances
- Generous master bedroom with dual-aspect
- Two further well-sized double bedrooms
- Electric Heating; DG; Residents' Parking

## Room Measurements

Reception/Dining Room: 18'2" x 10'6" (5.53 m x 3.20 m)

Kitchen: 13'0" x 7'0" (3.95 m x 2.14 m)

Bedroom 1: 13'10" x 12'4" (4.21 m x 3.76 m)

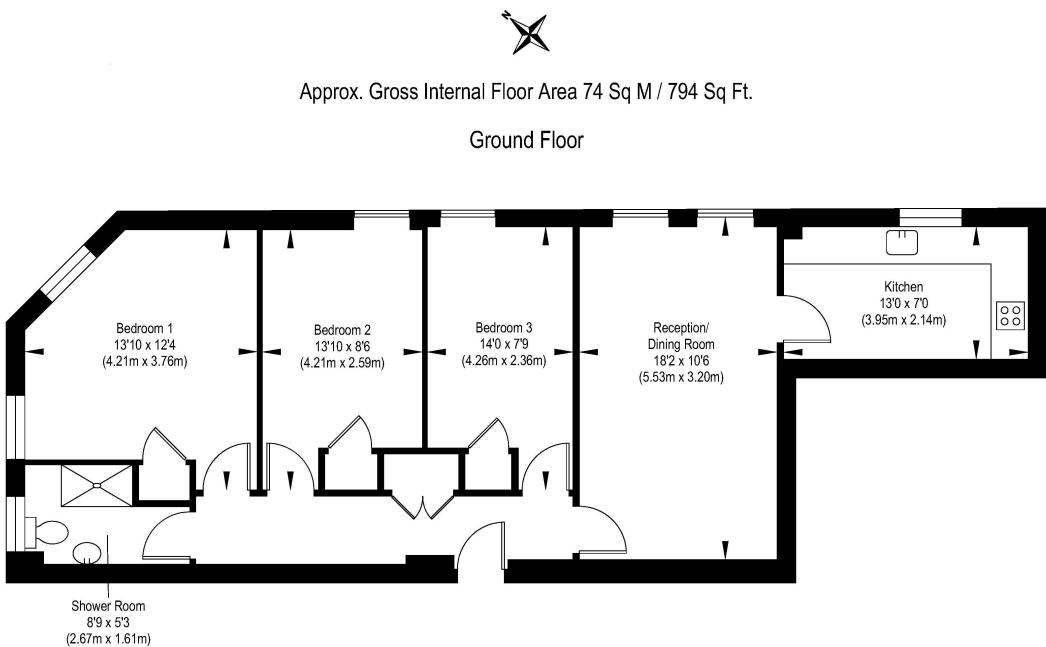
Bedroom 2: 13'10" x 8'6" (4.21 m x 2.59 m)

Bedroom 3: 14'0" x 7'9" (4.26 m x 2.36 m)

Shower Room: 8'9" x 5'3" (2.67 m x 1.61 m)



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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