



170/C Duddington Park South, Edinburgh, EH15 3EQ

Bright and Spacious Three Bedroom, Dual Aspect, First Floor Flat with Private Balcony

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Property Description

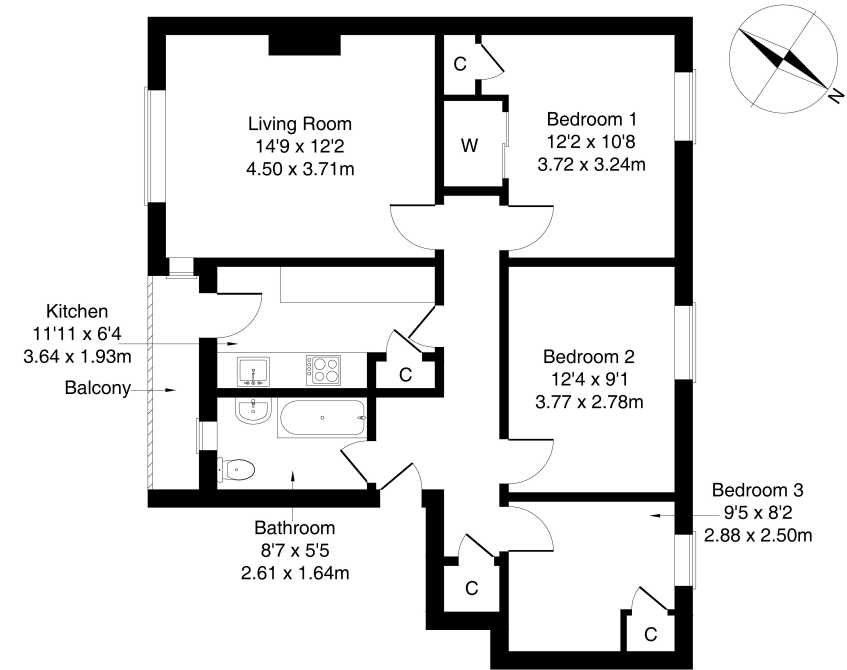
Bright and spacious, three-bedroom, dual-aspect, first floor flat with a private balcony. Located close to excellent shopping and transport links, in the established Niddrie area, south-east of Edinburgh city centre.

Comprises an; entrance hallway, living room, kitchen, three flexible bedrooms, and a bathroom. With light neutral decor throughout, features include a modern fitted kitchen and bathroom, gas central heating and double glazing.

In addition, there are TV and phone points, and excellent storage provision including an allocated external storage lock-up. There is a shared and enclosed drying yard to the rear featuring access to the storage lock-up, and unrestricted street parking to the front.

The hall gives access throughout, and features a built-in store cupboard and carpeted flooring. Front facing is a good-sized, dual-aspect living room with carpeted flooring and a central pendant light fitting. Also front facing is the kitchen, which has a built-in store and access to the private balcony. Fitted units include stone-effect worktops, modern wall-panelling splashback, sink with drainer, fridge/freezer, washing machine and an integrated oven and gas hob. All three bedrooms have leafy views to the rear, and include carpeted flooring, with bedroom one also featuring a built-in mirrored wardrobe and a built-in store cupboard. A family size bathroom has a front facing window and is fitted with a modern three piece suite including a shower unit over the bath

mov⁸ REAL ESTATE 170/C Duddingston Park South, Edinburgh, EH15 3EQL
Estate Agents and Solicitors Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



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

Area Description

Niddrie is an established residential area, located east of Edinburgh centre. Local shops can be found throughout, including a Lidl supermarket and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird, an ASDA at the Jewel, with Cameron Toll Shopping Centre offering additional shopping facilities plus a Sainsbury's superstore. Nearby Portobello offers open

spaces and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1, with regular public transport available on Niddrie Mains Road.





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