



Estate Agents and Solicitors

12/1 Duddingston Mills, Duddingston, Edinburgh, EH8 7TU

Immaculately Presented and Spacious, Two-Bedroom, Ground-Floor Flat

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Property Description

Immaculately presented, two-bedroom, ground-floor flat, with shared gardens and residents parking. Set in a modern, factored, residential development, located in the popular Duddingston area, east of Edinburgh city centre.

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

Tastefully finished and in move-in condition, highlights include a modern fitted kitchen with a full range of appliances and a stylish fitted bathroom. In addition, there is contemporary flooring, double glazing, electric heating, and good storage provision including wardrobes in both bedrooms.

Externally, there are communal garden grounds and ample resident and visitor parking.

A welcoming entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring which continues into a bright, spacious living room. Enjoying plenty of natural light and leafy, garden views, the stylish reception room offers a flexible floor plan for freestanding furniture and conveniently opens into a kitchen. Fitted with modern white units and wood-effect worktops and flooring, the kitchen includes an integrated oven, a ceramic hob, a stainless-steel canopy, a fridge/freezer, a washing machine and a dryer.

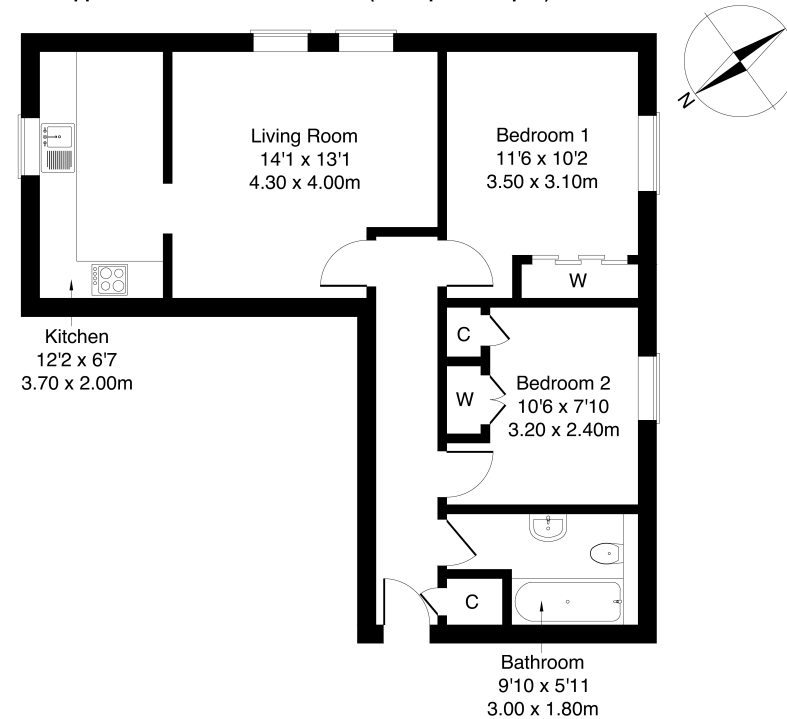
Two well-proportioned double bedrooms continue the neutral decor and tasteful presentation of the living space, and both maximise floor space with built-in wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.



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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 an established and desirable residential area, located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an Aldi at Portobello, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. The bustling High Street of nearby Portobello offers a wealth of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, with Portobello Beach offering open

spaces, with the famous seafront promenade. The extensive Holyrood Park, Arthur's Seat Duddingston Loch and Figgate Park are also close by; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. 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 Willowbrae Road and Duddingston Road.





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