



12/6, Duddingston Mills, Duddingston, Edinburgh, EH8 7TU

Light, Well-Presented, Two-Bedroom, First-Floor Flat, with Residential Parking.

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Property Description

Light and beautifully presented, two-bedroom, first-floor flat, with residential parking. Set in a factored, residential development, located in the desirable Duddingston area, east of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a modern bathroom with a jet pool bath, and secluded, leafy views. In addition, there is double glazing, electric heating and good storage provision.

The development provides a secure entry system, shared grounds, and an unrestricted residents' car park.

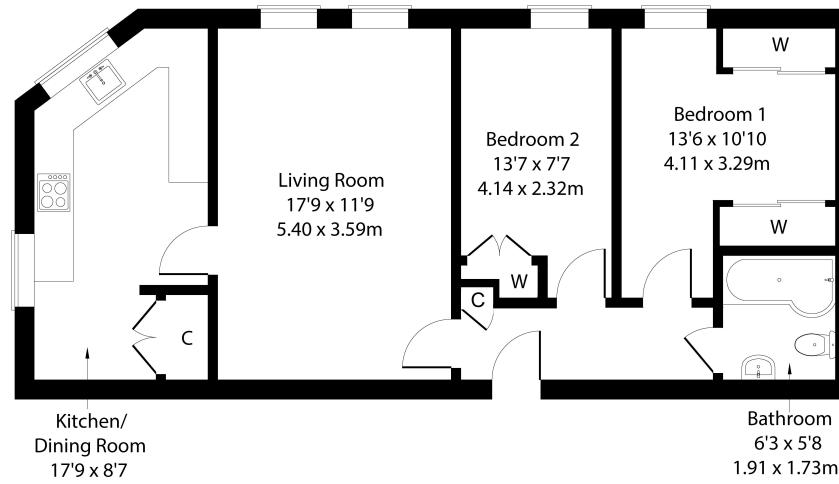
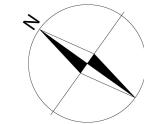
A welcoming entrance hall, with storage, is finished with light neutral decor and carpeting, and leads into a living room on the left. Featuring modern, wood-effect flooring and tall, twin windows, with garden views, the living room offers plenty of flexible space for freestanding furniture and conveniently adjoins the kitchen. The bright, dual-aspect kitchen has ample room for seated dining and is fitted with modern, neutral units, wood-effect worktops, tiled splashbacks and a sink with a drainer. Appliances include an integrated double oven, an electric hob, with a concealed extractor hood, a freestanding fridge/freezer, a dishwasher and a washing machine.

Two flexible bedrooms, with carpeted flooring and neutral décor, include built-in wardrobe storage and offer ample space for freestanding bedroom furniture. Completing the accommodation, a bathroom is fitted with a white, three-piece suite, including a P-shaped, jet pool bath, a shower-over-bath, tiled splash walls and a chrome, ladder-style radiator.

mov⁸ 12/6 Duddingston Mills, Edinburgh EH8 7TU

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Approximate Gross Internal Area: (700 sq ft - 65 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 supermarket on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. 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. With the area offering a good choice of well-regarded schools catering for all levels, this east-of-city centre location also 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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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



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