



**217/6, Duddingston Park South, Duddingston, Edinburgh, EH15 3EJ**

Beautifully Presented, Two-Bedroom, Second (top) Floor Flat

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# Property Description

Beautifully presented, two-bedroom, second (top) floor flat, forming part of a maintained modern development. The property is conveniently located for the A1 and Fort Kinnaird, and is situated in the Duddingston area, east of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, two double bedrooms, en-suite shower room, and a bathroom.

In ready-to-move-in condition, highlights include a modern fitted kitchen and bathroom, extensive contemporary flooring, and good storage provision. In addition, there is gas central heating and double glazing including a balconette for the lounge. The development also provides a secured entry system and ample unallocated off-street residential parking.

The spacious entrance hall grants access throughout, and includes a built-in cupboard, the entry phone handset, and the access hatch to the loft space. Set towards the front, a good-sized living room offers windows opening to a south-facing balconette, wood-effect laminate flooring, coving, and has space for both lounge and dining furniture.

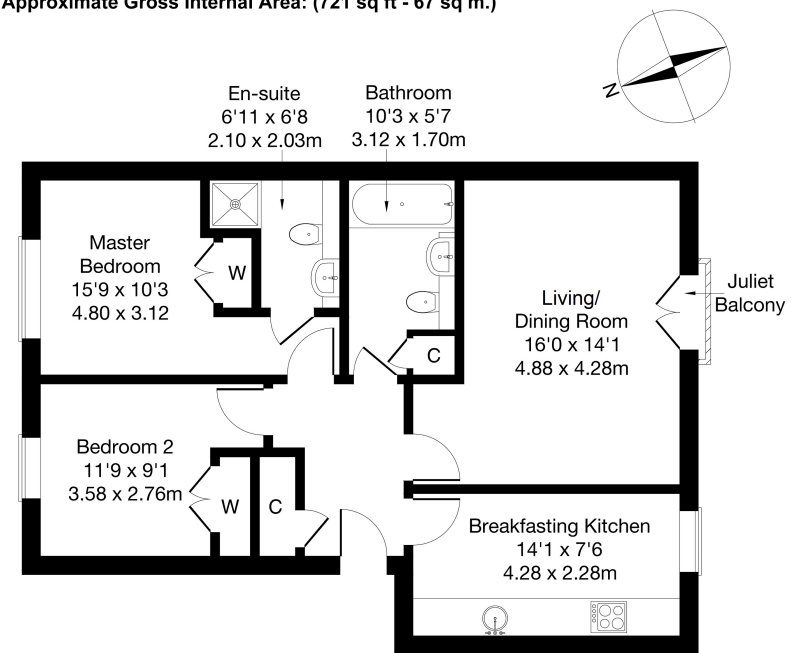
Similarly set towards the south, the kitchen is fitted with modern units, complementary worktops, a tiled surround, a sink with drainer, unit downlights, and an integrated oven, gas hob, and a canopy above.

The two double bedrooms are across the hall, both with built-in wardrobes, wood-effect flooring, and central pendant light fittings, with the larger master bedroom also offering an en-suite shower room with a two-piece suite, a shower cubicle, and a shaver point.

A separate spacious bathroom completes the accommodation, and includes a store cupboard, a three-piece suite, tiled flooring, and a shaver point.



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



**Second Floor**

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 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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