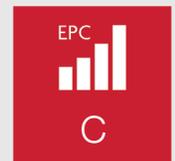




45 Lady Nairne Crescent

Duddingston, Edinburgh
EH8 7PD





Summary

Located in desirable Duddingston with a leafy setting on the fringes of Holyrood Park, this semi-detached three-bedroom house is a spacious family home, complemented by generous enclosed gardens and unrestricted on-street parking. The comfortable, well-proportioned interiors include a reception room with an inviting living-flame fire and a kitchen with a snug/breakfast area, both enjoying a south-facing aspect and garden access. For everyday practicality, there is a modern shower room and a second WC, ideal for guests.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale. ie.

Features

- Spacious semi-detached house with a leafy park-side setting
- Entrance hall with WC and storage
- Dual-aspect living/dining room with a living-flame fire and garden access
- South-facing breakfasting kitchen/snug with garden access
- Three double bedrooms (principal with storage)
- Bright modern shower room
- Landing/study area with tranquil park views
- Generous enclosed gardens, south-facing to the rear
- Unrestricted on-street parking
- Gas central heating and double glazing



“The comfortable family home is desirably situated on the leafy fringes of Holyrood Park, just over two miles from central Edinburgh.”







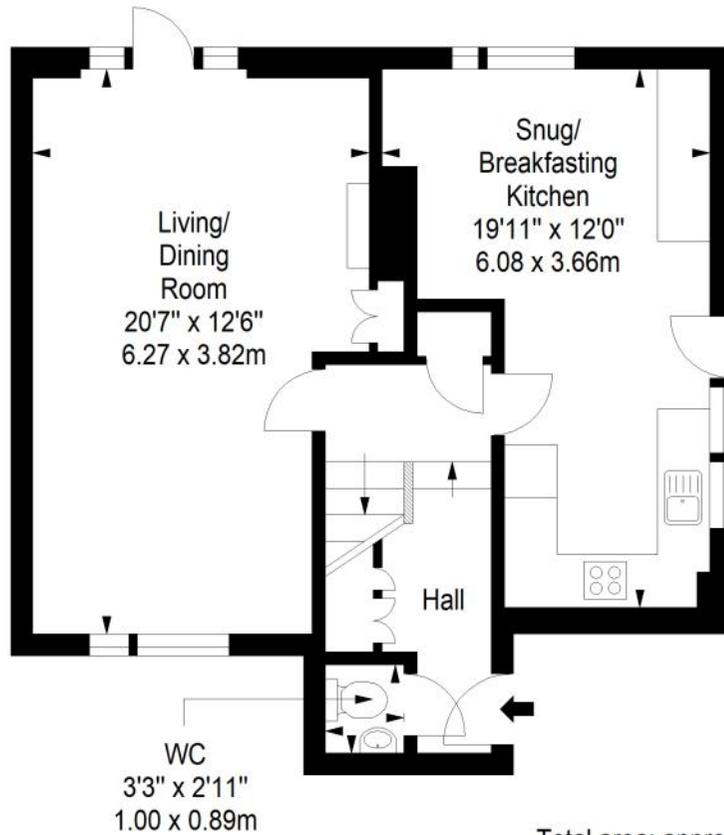
“The enclosed well-maintained gardens are a standout attraction, hugging the property on three sides and south-facing at the rear.”



Floorplan

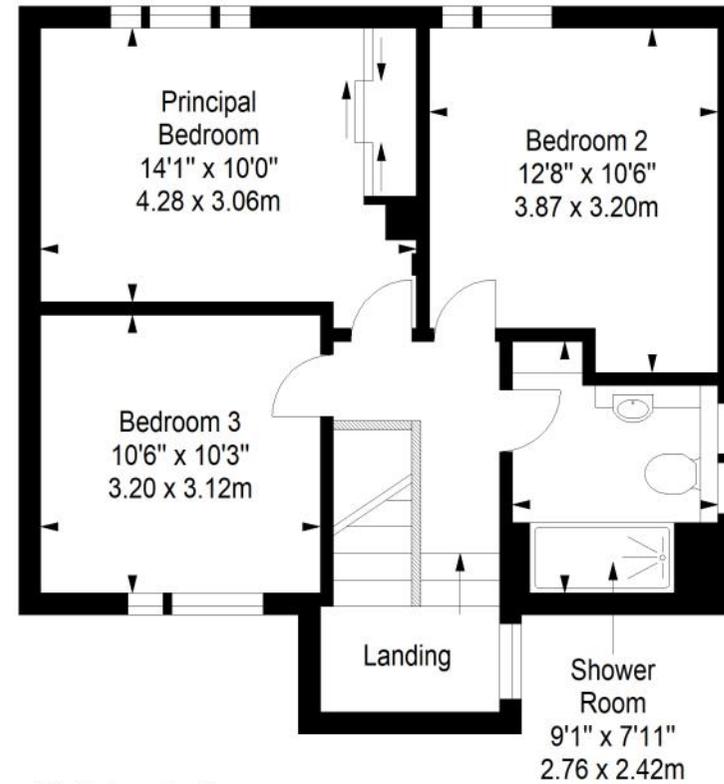
Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)



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