



## 139 Vexhim Park, Duddingston, Edinburgh, EH15 3SF

Well-Presented Two-Bedroom Semi-Detached Home with Gardens, Driveway and Garage

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

és pc rightmove  Zoopla  
find your happy



# Property Description

Light and well presented, two-bedroom, semi-detached home, with gardens, a driveway and a detached garage. Positioned in a quiet cul-de-sac of an established residential development, located in the popular Duddingston area, southeast of Edinburgh city centre.

Comprises an entrance porch, living and dining rooms, a kitchen, two double bedrooms, a flexible study/nursery, and a family bathroom.

Features include a stylish modern bathroom, upgraded internal doors, electric heating, and double glazing. In addition, there is a semi-open-plan ground floor and good storage provision, including a generous garage and a loft space.

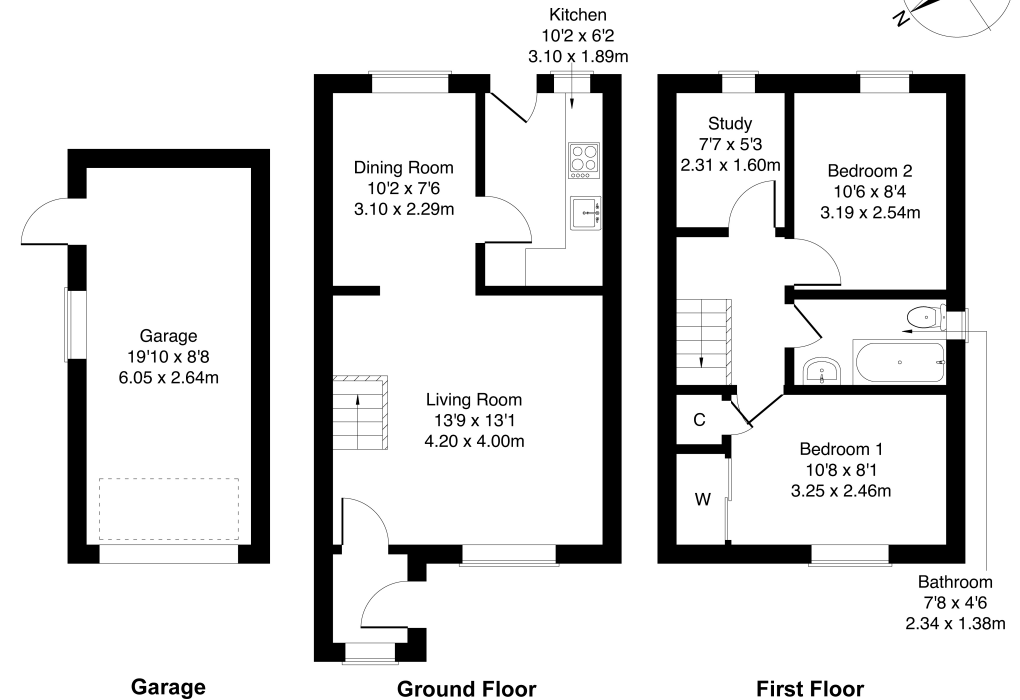
Externally, there are low-maintenance gardens to the front and rear, incorporating a driveway and the large garage. Ideally placed for transport links and shopping at The Jewel and Fort Kinnaird, this leafy development also has ample unrestricted residential parking.

An inviting entrance welcomes you into the property, opening into a spacious living and dining area that flows seamlessly through to the kitchen, which features granite-effect worktops, a tiled splashback, and space for one additional appliance. This versatile space also provides direct access to the garden, making the kitchen and living area ideal for entertaining. Upstairs, the landing leads to the bedrooms, all finished with carpeted flooring throughout, with bedroom one further benefiting from a built-in cupboard offering practical storage, with the study is also finished with carpeted flooring. Completing the property is the fully tiled family bathroom, comprising a three-piece suite with an electric shower over the bath and a ladder-style radiator.



## 139 Vexhim Park, Edinburgh, EH15 3SF

Approximate Gross Internal Area: (872 sq ft - 81 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 a highly desirable residential area to the east of Edinburgh city centre, offering a wide variety of local amenities. Major supermarkets such as Morrisons, Sainsbury's, Aldi and ASDA are easily accessible, while Fort Kinnaird provides an extensive choice of high-street shopping and dining. Nearby Portobello High Street features a lively mix of independent cafes, shops, and services, including a butcher, fishmonger, bakery and greengrocer. Portobello Beach and its popular

promenade offer scenic coastal walks and outdoor leisure, while Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park provide further green spaces and natural beauty. Portobello Leisure Centre includes swimming pools, a spa, Turkish baths, gym and fitness facilities. The area is served by highly regarded schools, excellent road links via the A1, and frequent public transport services to the city centre and beyond.









## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.