



205/1, Duddingston Park South, Edinburgh, EH15 3EJ

Light and Beautifully Presented, South-Facing Two-Bedroom, Ground-Floor Flat

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Property Description

Light and beautifully presented, south-facing two-bedroom, ground-floor flat, forming part of a modern, factored development. Conveniently located for the A1 and Fort Kinnaird, in the popular Duddingston area, south-east of Edinburgh city centre.

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

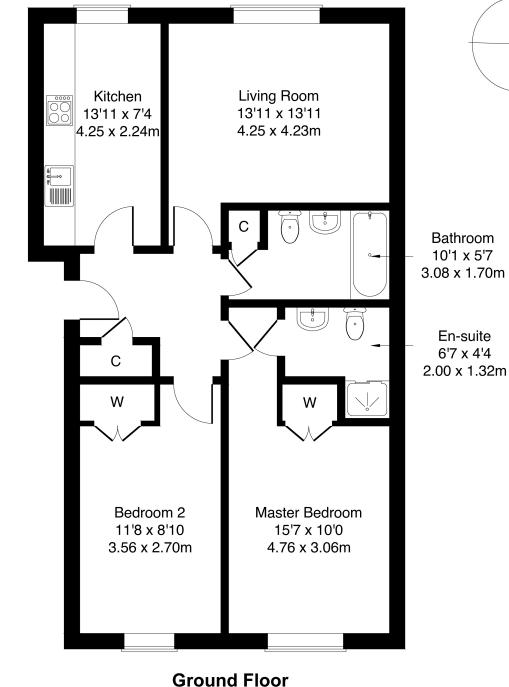
Tastefully finished throughout, ready-to-move-in, highlights include a modern kitchen, stylish fitted bathrooms, with contemporary flooring and lighting. In addition, there is good storage including wardrobes for both bedrooms, gas central heating and double glazing.

The development also provides a secure entry system and ample unrestricted 'off-street' residential parking.

Upon entering the property, a welcoming entrance hall offers a built-in storage cupboard and provides access to all rooms throughout the home. The bright and spacious living room is well presented, featuring attractive wood-effect flooring, a central light fitting and a large window that allows an abundance of natural light to fill the space, creating an ideal area for both relaxing and entertaining. Positioned just off the entrance hall, the modern fitted kitchen is finished to a high standard and benefits from wood-effect flooring, stone-effect worktops, a tiled splashback surround and a sink with drainer and mixer tap, offering both style and practicality.

Set to the rear of the property, the generous master bedroom provides a peaceful retreat and includes a built-in wardrobe, a wall-mounted TV point and access to a contemporary en-suite shower room. Bedroom two is also a well-proportioned double room, featuring a built-in wardrobe, spot lighting and ample space for additional bedroom furniture, making it ideal for guests, family members or home working. Completing the accommodation, the modern fitted three-piece bathroom comprises wood-effect flooring, a tiled splashback surround, a central light fitting, a built-in storage cupboard and a shower over the bath.

mov⁸ Flat 1, 205 Duddingston Park South, Edinburgh EH153EJ
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Approximate Gross Internal Area: (775 sq ft - 72 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 is a major retail and leisure destination offering an extensive choice of high street shopping, popular restaurants, a multi-screen cinema and a well-equipped gym. 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, a 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.





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