



18/7 Bailie Terrace, Duddingston, Edinburgh, City Of Edinburgh, EH15 3BU

Light & Beautifully Presented, Dual Aspect, Fourth (Top) Floor Flat

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Property Description

Light and beautifully presented, two bedroom, dual-aspect, fourth (top) floor flat of an established residential development. Set on a quiet cul-de-sac, located in the popular Duddingston area, to the east of Edinburgh city centre.

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

Highlights include a superb view of Arthur's Seat, a modern integrated kitchen, a generous bathroom with a separate shower cubicle, and contemporary flooring and lighting.

In addition, there is double glazing, gas central heating, and good storage provision including an attic and an allocated store in the stairway.

Externally there is a private garden with a storage shed, a shared drying area and access to a large enclosed communal green.

The hallway gives access to all rooms except the kitchen, and features modern wood-effect flooring, cornice work, a built-in store cupboard and recessed spotlighting. A good-sized public room offers space for lounge and dining furniture, a feature wall with a wall-mount TV point and a shelved press.

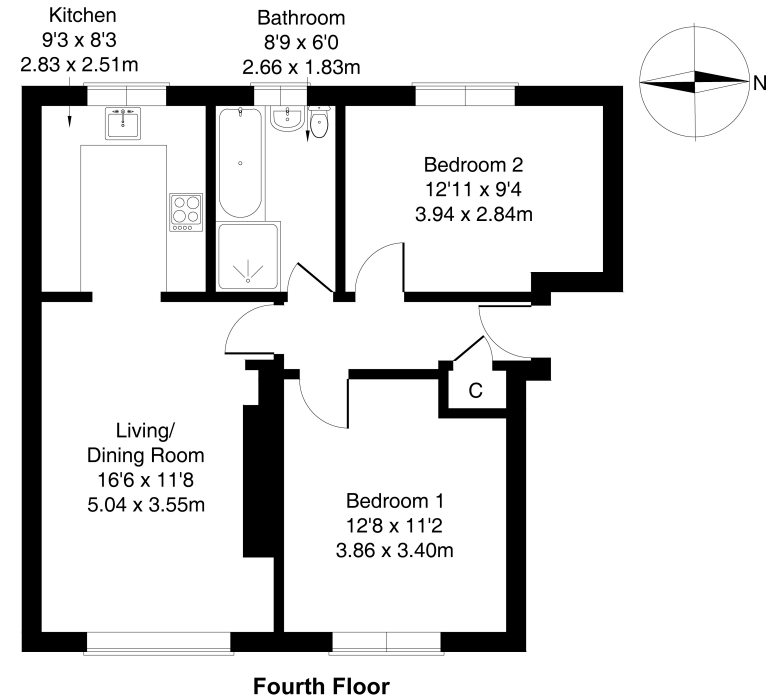
Set off the lounge and with a view to Arthur's Seat, the bright fitted kitchen includes marble-effect flooring and worktops, a sink with drainer, and an integrated washing machine, fridge/freezer, double oven and gas hob.

Two well-proportioned double bedrooms are set to either aspect and include wood-effect flooring, coving and recessed spotlighting. Completing the accommodation, the bathroom has a rear-facing window and is fitted with a modern piece suite including a jet-pool bath, a separate shower cubicle, and tiled splash walls.



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Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Fourth 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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