



26 Vexhim Park, Edinburgh, EH15 3SB

Immaculately Presented Two-Bedroom Villa with Garden and Parking Bays

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Immaculately presented, two-bedroom, lower main-door villa, with private garden and two private parking bays. Extensively upgraded to a high standard.

Conveniently located with Fort Kinnaird and an ASDA Superstore within easy walking distance. Closely situated to Portobello's trendy beachside bars, restaurants, and cafes. Excellent transit connections via National Cycle Route 1, Brunstane Train Station, and local and express Lothian bus services. Private rear garden with a selection of mature plants, patio space and spacious insulated summer house with power and heating.

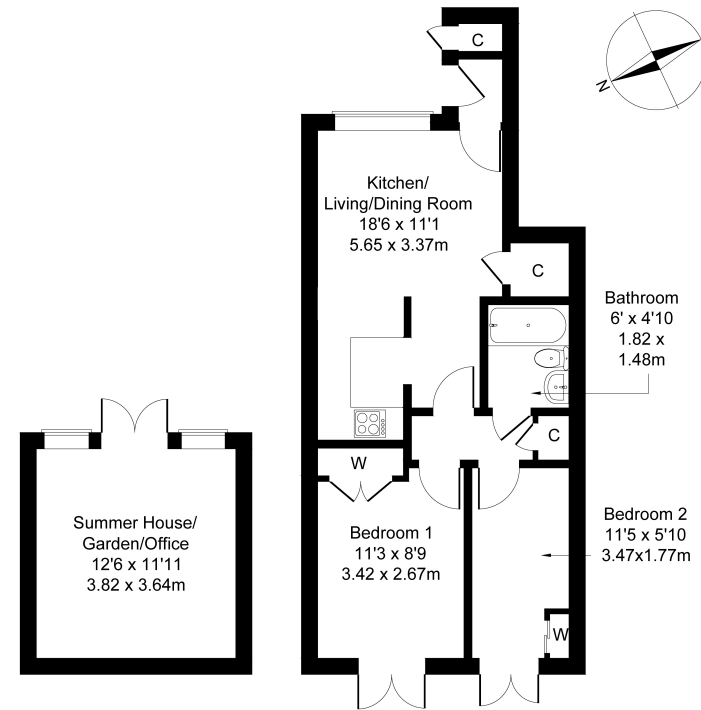
Nestled amongst an established residential development in Edinburgh's popular Duddingston neighbourhood, this immaculately presented two-bedroom lower main-door villa benefits from private gardens and two private parking bays. Set quietly apart from the street, the front of the property comprises a decked porch, vestibule, and open-plan living room and kitchen. Internally, there is a well-appointed three-piece bathroom and a utility closet with laundry. To the back of the property, two bedrooms each open directly into the enclosed rear garden, where a generously proportioned summer house further enhances the accommodation. The property, recently upgraded to a high standard with modern gas central heating, contemporary lighting, and double glazing, is presented in ready-to-move-in condition. Laid throughout, wood-effect flooring is complemented by thoughtfully curated decor, an eclectic mix of vintage and up-cycled pieces, to enhance the cozy, inviting atmosphere created by the renovations.

Welcoming you into the property, you'll find the living room, with a wall-mounted TV point, is perfect for a relaxed night in. The kitchen, with integrated electric oven and gas hob, plentiful cupboard space, and worktops extending over to a breakfast bar with under-mounted sink and bar seating, is ideal for entertaining. In the bedrooms, you'll notice large built-in mirrored robes offering up ample storage space. Entering the bathroom, finished with white subway tiles and Victorian style chrome fittings, imagine your worries drifting away as you unwind in the tub or under the rainfall shower - the built-in shelving and spacious vanity the perfect perch for a candle or two. And, picture evenings spent in the garden, where the limestone patio is secluded among mature shrubs, ferns, and flowers which grow from the raised garden beds shaped from reclaimed local Victorian bricks. During colder nights, enjoy the tranquility of the garden from the comfort of the summer house, which is insulated, powered, and has an integrated electric radiator.



26 Vexhim Park, Edinburgh EH15 3SB

Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Just a short stroll away Fort Kinnaird, Edinburgh's largest retail destination, and ASDA Superstore offer convenient access to leisure and shopping, with National Cycle Route 1, Brunstane Station, and both

local and express Lothian busses offering direct connections to Portobello's trendy beachside bars, restaurants and cafes, as well as to Edinburgh city centre.





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

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.