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213/6 Duddingston Park South, Duddingston, Edinburgh, EH15 3EJ

Light and Well-Presented, Two-Bedroom, Second-Floor Flat

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Property Description

Light and well-presented, two-bedroom, second-floor flat, forming part of a modern, factored development. Conveniently located in the Duddingston area, east of Edinburgh city centre.

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

Freshly prepared for the market, with neutral decor throughout, highlights include a modern fitted kitchen, with appliances, and fitted bathrooms.

There is good storage, including integrated wardrobes, gas central heating, double glazing, a Juliet balcony and a view of Arthur's Seat.

The development also provides a secure entry system and ample residential parking.

The welcoming entrance hall gives access throughout and features a built-in cupboard and a secure entry handset. Set to the front, a good-sized, carpeted reception room offers space for both lounge and dining furniture, and features a Juliet balcony. Also set to the front and westerly facing, a kitchen is finished with tiled flooring, whilst fitted units include stone-effect worktops, a sink with drainer, a tiled surround, unit downlighting, an integrated oven and gas hob, a freestanding fridge and a washing machine.

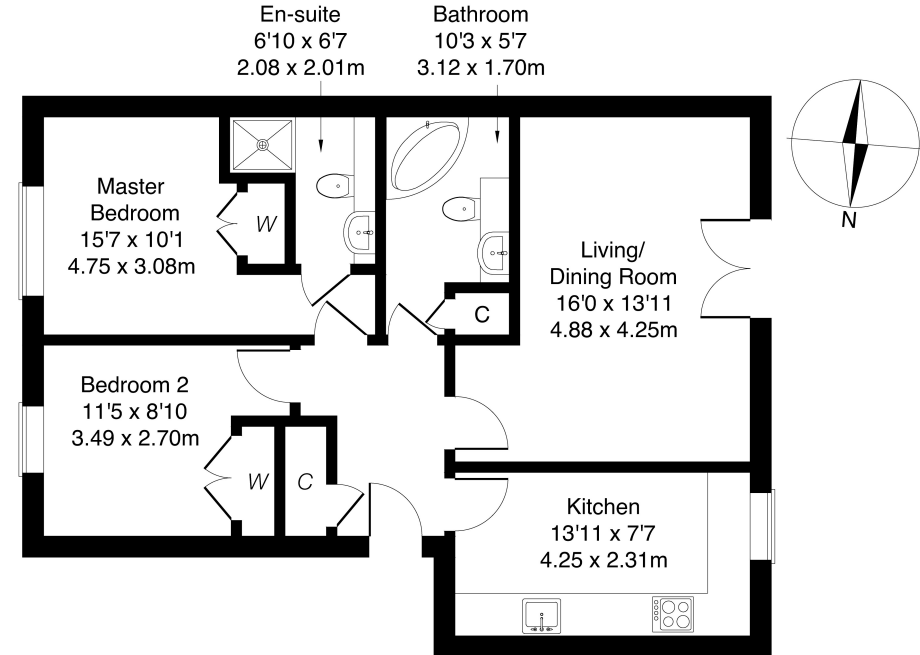
Two well-proportioned bedrooms are set to the rear, with carpeted flooring and built-in wardrobes, with the master bedroom also featuring an en-suite shower room, with a fitted suite and an integrated cubicle.

A generous, fully-tiled family bathroom features a fitted suite, a 'jet-pool' oval bath and a ladder-style radiator.

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Approximate Gross Internal Area: (700 sq ft - 65 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 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 Aldi at Portobello, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. The bustling High Street of nearby Portobello offers a wealth of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, with Portobello Beach offering open

spaces, with the famous seafront promenade. The extensive Holyrood Park, Arthur's Seat Duddingston Loch and Figgate Park are also close by; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location 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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