



9/2 Duff Road, Edinburgh, City Of Edinburgh, EH11 2TH

Beautifully Presented, Bright & Generous, Two-Bedroom, Dual-Aspect, Ground-Floor Flat

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Property Description

Beautifully presented, bright and generously proportioned two-bedroom, ground-floor, dual-aspect flat forming part of a leafy residential development. Conveniently located in the popular and vibrant Haymarket area, just west of Edinburgh city centre. Comprises an entrance hall, a living/dining room, a kitchen, two double bedrooms and a bathroom.

Highlights include a fitted kitchen, a bay window for the lounge, and contemporary flooring throughout. In addition, there is double glazing, gas central heating and good storage provision, including bedroom wardrobes. In 2024, a new gas combination central heating boiler was installed, along with high-quality bathroom fittings and complementary tiling. The development has a secure entry system, well-maintained communal grounds and ample unrestricted residential parking.

A welcoming entrance hall affords access throughout the property, including two convenient storage cupboards. Set to the front, the lounge has a stunning bay window enjoying a south-west facing aspect that floods the room with natural light. Laminate flooring flows seamlessly into the lounge, finished with light decor and plenty of space for both lounge and dining furniture. Set to the rear, the kitchen is fitted with wall and base units, wood-effect worktops, a tiled surround, a sink with a drainer, and an integrated hob and oven.

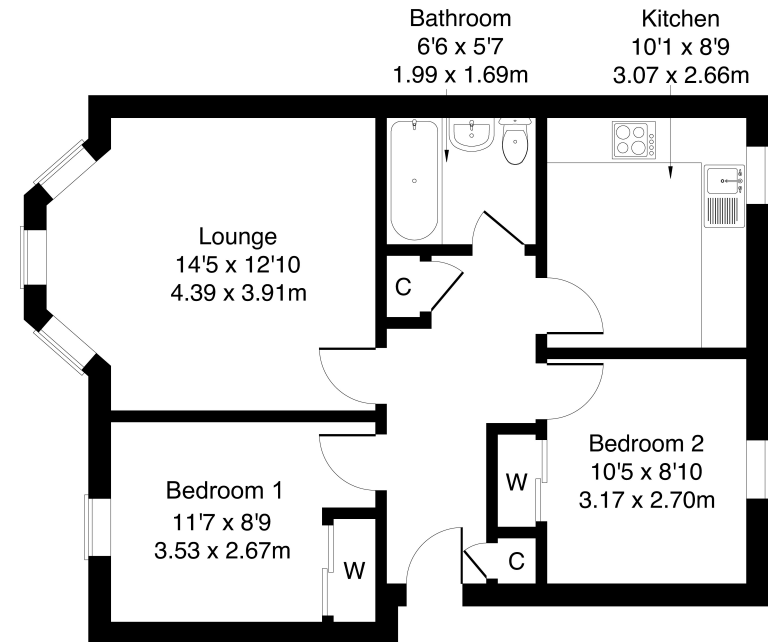
Two well-sized double bedrooms are set to opposite aspects, similarly finished with laminate flooring continuing from the hall, built-in mirrored wardrobes and central light fittings. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.

Set within attractive landscaped communal grounds with a bike store, the property also has the advantage of a permit for parking within the private residents' parking areas. The building and grounds are maintained by a factoring system currently managed by Trinity Factors. A current annual charge of approximately £800 is payable for general maintenance, stair cleaning/lighting, maintenance of gardens/parking area and buildings insurance.



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Approximate Gross Internal Area: (603 sq ft - 56 sq m.)



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

Area Description

Situated in Edinburgh's sought-after West End, Haymarket enjoys a prime city centre location surrounded by vibrant neighbourhoods such as the New Town, Fountainbridge, and Dalry. This well-connected area features a blend of modern residential developments and traditional tenement buildings, all within easy reach of a wealth of local amenities. Residents benefit from an excellent selection of shops, supermarkets, cafés, and restaurants, while the nearby

Fountain Park Leisure Complex offers a cinema, gym, and further dining options. Outdoor enthusiasts can enjoy scenic walks and cycle routes along the Union Canal, or relax in the expansive green spaces of Bruntsfield Links and The Meadows. Haymarket Station is just a short walk away, providing convenient transport links, and many of the city's cultural, commercial, and educational landmarks are easily accessible on foot or via the frequent local bus services.





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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



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