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30/4, Duddingston Mills, Edinburgh, EH8 7NF

Spacious, Three-Bedroom, First Floor Duplex Flat

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Property Description

Set within a charming stone-built terrace, this generously proportioned, three-bedroom, first-floor duplex flat offers flexible accommodation over two levels. Ideally positioned in the highly sought-after Duddingston area, just west of Edinburgh city centre, the property enjoys excellent local amenities and transport links.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, modern gas central heating, double glazing, and good storage.

In addition, the property features skyline views of Arthur's Seat, contemporary flooring, and light, modern decor throughout.

The welcoming entrance hall provides access to the main living areas on the lower floor, along with a useful storage cupboard. To the front, a spacious living room features light decor, wood-effect flooring, and a press with storage. Also, to the front, a good-sized kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and electric hob, with space for freestanding appliances. Also on the lower level is the second bedroom, featuring laminate flooring and matching light decor, ideal as a guest room, home office, or additional living space.

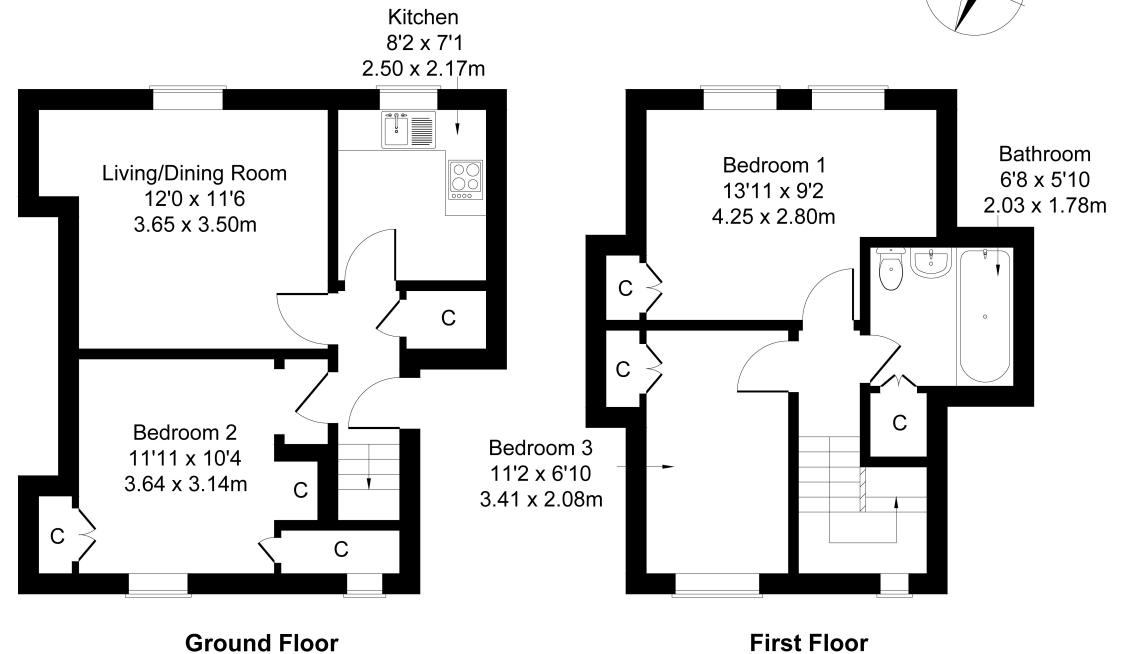
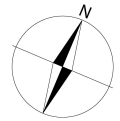
Upstairs, the generously sized principal bedroom and a third bedroom both benefit from built-in wardrobes and a matching light finish. Completing the home is a fully tiled, family bathroom fitted with a three-piece suite and a shower over the bath.

Offering an excellent rental potential – ideal for investors, as well as first-time buyers.



4 Duddingston, Edinburgh, EH4 6JQ

Approximate Gross Internal Area: (753 sq ft - 70 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 provides an extensive choice of high-street shopping and dining. 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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