



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 9/8 Lady Nairne Loan

Duddingston, Edinburgh EH8 7NL

# 9/8 Lady Nairne Loan

Nestled just a short stroll from the sprawling green expanse of Holyrood Park, this top-floor flat offers breathtaking, views stretching down to the picturesque East Lothian coastline. Relax on your private, south-facing balcony or enjoy the extensive shared gardens.

Inside, discover a bright and airy home boasting generous proportions and stylishly interiors. On the third floor landing, the entrance opens onto a welcoming hallway leading to the expansive south-facing lounge diner, bathed in natural light cascading through patio doors that grant access to your private balcony. Adjacent, a vibrant red kitchen features ample fitted units, providing hidden storage and workspace. Two excellent double bedrooms await, the larger of which offers stunning vistas of the East Lothian coastline. Completing this exceptional property is a stylish three-piece bathroom featuring an over-bath shower and sleek glass screen.



## Property Summary

- A short stroll to Holyrood Park & views down to the East Lothian coast
- South facing lounge diner
- Chic red kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Attic space & external secure store
- Gas central heating & double glazing
- Communal gardens to front, side & rear
- EPC Rating - C | Council Tax Band - B

Home Report Value - £175,000





BRIGHT & AIRY  
TOP FLOOR  
FLAT WITH  
SOUTH-FACING  
BALCONY





Externally, there is a secure private store and extensive communal gardens.

Parking: Un-restricted on street parking.

Extras: All fitted floors coverings, light fittings, and all integrated kitchen appliances, to be included in the sale.



VIEW FROM FLAT



Let us help you find your next  
**dream property!**



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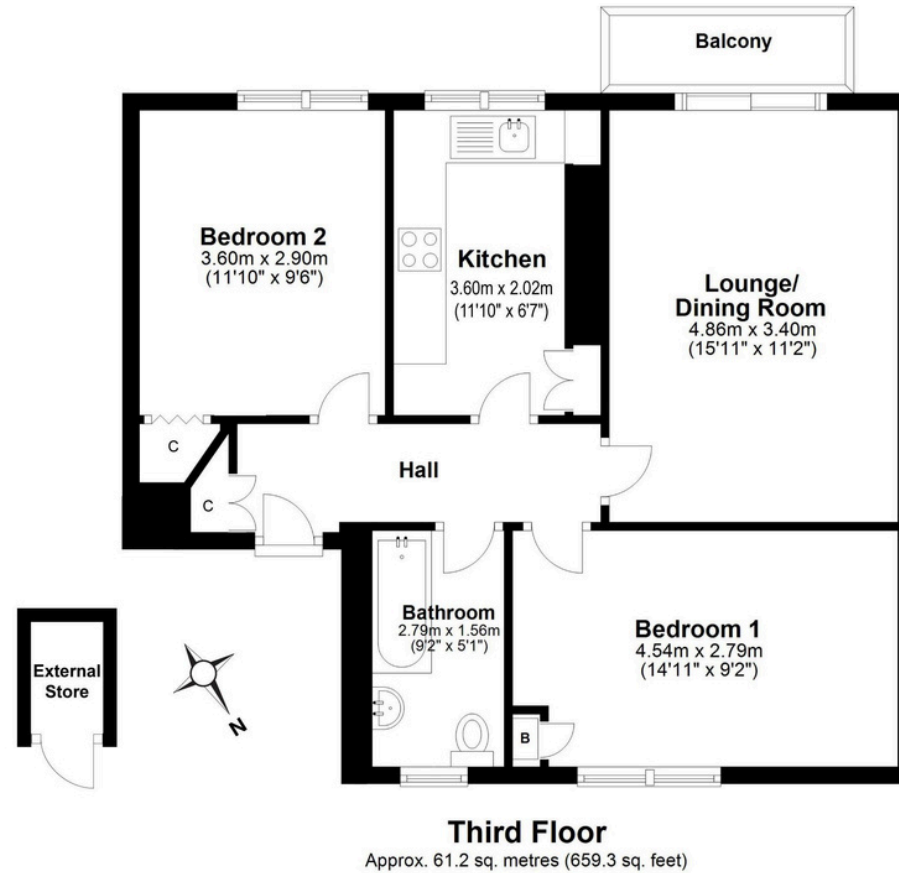
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location



LOWER SLOPES OF HOLYROOD PARK, CLOSE TO FLAT

Duddingston is a highly desirable, residential suburb, lying just east of the city centre. At its heart is the charming, conservation village of Duddingston, formerly part of a 12th Century Estate, encompassing the present Holyrood Park, Arthurs Seat and Duddingston Loch. Local shopping at Meadowbank and Portobello cater for your day to day needs, with more extensive shopping found at Fort Kinnaird. Nearby Portobello offers the beach and promenade, along with its swim centre and Turkish baths, while the extensive parklands of Holyrood Park and Figgate park offer a variety of leisure opportunities, along with Duddingston and Prestonfield golf courses. There is excellent schooling locally, from primary through to secondary. Easy access into the city centre, by way of regular bus services or by car, and the A1 and city by pass are within easy reach.