



12/4, Duddingston Mills, Edinburgh, EH8 7TU

Beautifully Presented Two-Bedroom, Corner-Aspect Ground-Floor Flat

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Property Description

Light and beautifully presented two-bedroom, corner-aspect ground-floor flat, with residential parking, forming part of a factored, residential development. Located in a leafy and desirable cul-de-sac, nestled adjacent to woodland, in the Duddingston area, east of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, kitchen, two flexible bedrooms, and a bathroom.

Highlights include a stylish fitted kitchen with appliances, a modern bathroom, contemporary flooring, and decor. In addition, there is double glazing, modern electric heating, and good storage provision.

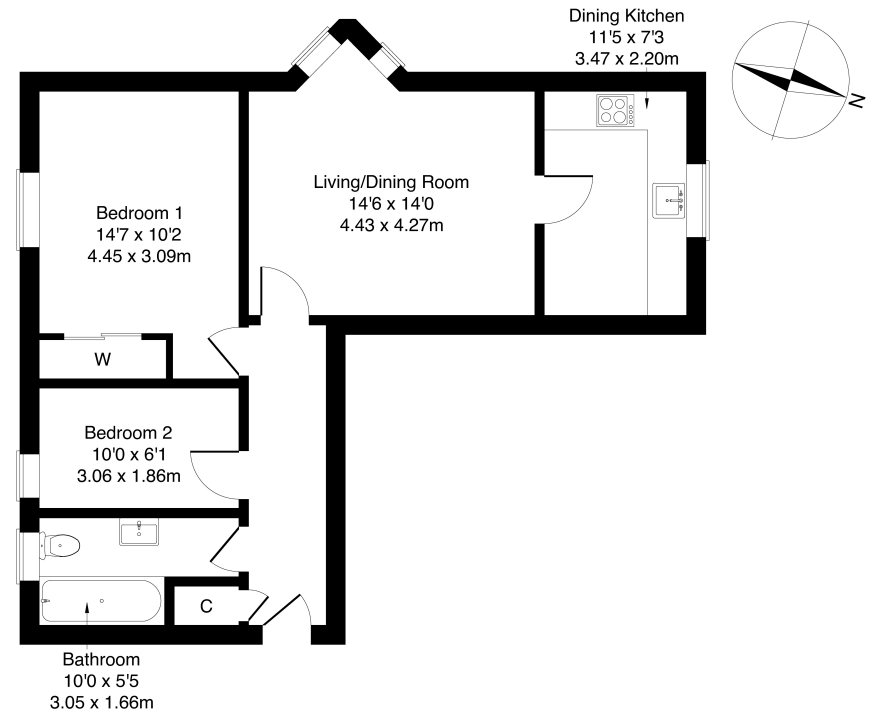
The development is surrounded by well-kept grounds and includes a secure entry system and a private residents' car park.

Upon entering the property, the welcoming hallway provides access to all rooms, creating a seamless and well-connected living space. The living/dining area has been finished with contemporary flooring throughout, complemented by light and tasteful décor, while a fireplace creates a warm and comfortable atmosphere. The kitchen, located just off the living room, continues the contemporary flooring and is finished with granite-effect worktops, a tiled-effect splashback, a stainless-steel sink with drainer, an integrated oven and electric hob with canopy above, as well as a washing machine and fridge/freezer.

The contemporary flooring from the hallway flows seamlessly into both bedrooms, with bedrooms one and two finished in light and neutral décor throughout, creating bright and comfortable spaces. Bedroom one further benefits from a fitted wardrobe, providing ideal additional storage. Completing the property is the bathroom, which comprises a three-piece suite, including an electric shower over the bath and a ladder-style radiator.



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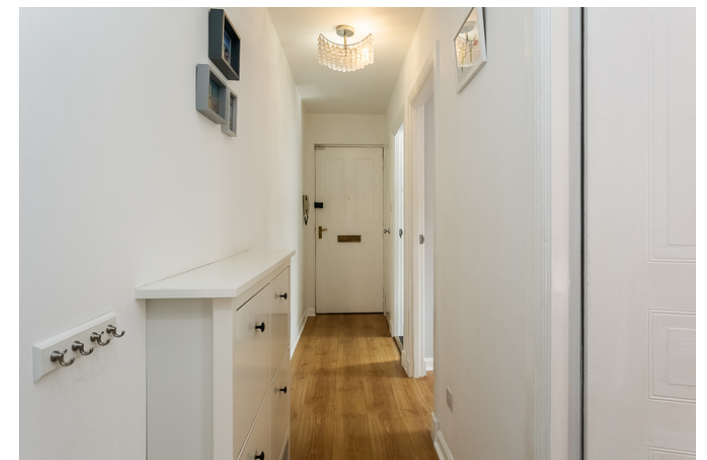


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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, 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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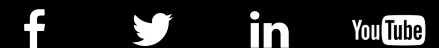
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Estate Agents and Solicitors



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