



12/16 Duddingston Mills

DUDDINGSTON, EDINBURGH, EH8 7TU

This bright, modern top (3rd) floor flat forms part of a peaceful residential cul-de-sac within Edinburgh's popular Duddingston district, close to excellent local amenities and within easy reach of the city centre.

Secure entry, shared entrance hallway, reception hall, lounge/dining room, good sized kitchen, 2 bedrooms and modern bathroom.

Off peak electric heating and double glazing.

Attic space for storage, shared garden grounds and residents parking.

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GENERAL DESCRIPTION

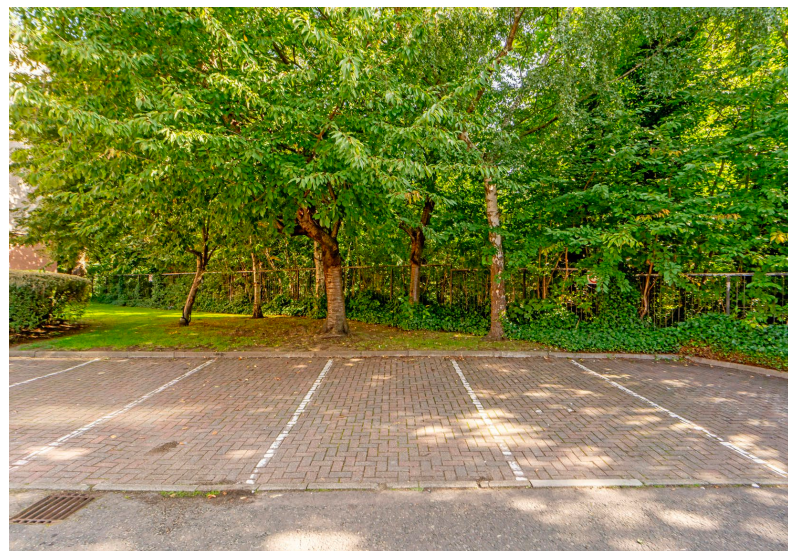
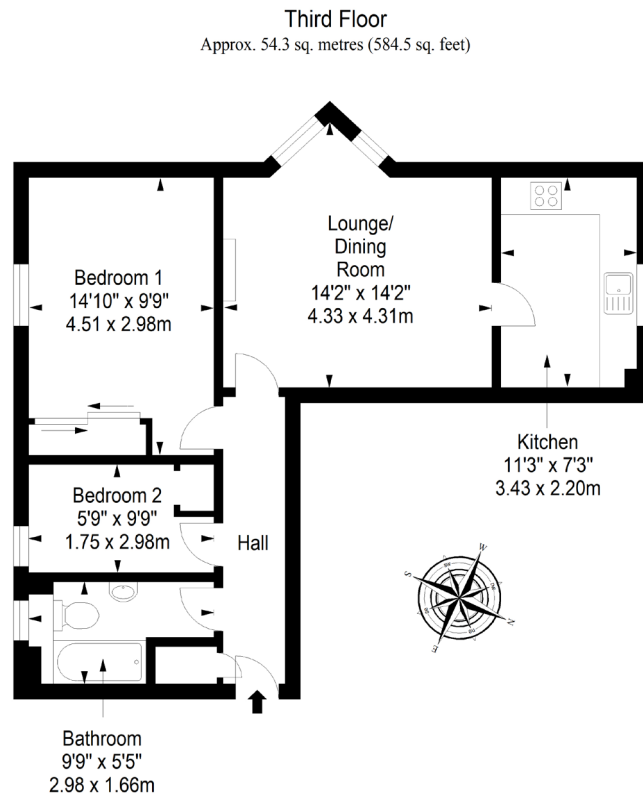
This bright top (3rd) floor flat forms part of a peaceful residential cul-de-sac within Edinburgh's popular Duddingston district, close to excellent local amenities and within easy reach of the city centre.

The property comprises a secure entrance with shared stair to all floors. The reception hallway has storage cupboard off housing recently installed hot water cylinder and a hatch gives access to the attic. The lounge/dining room has door to the kitchen, displays fireplace and feature windows have views towards Arthur's Seat. The good sized kitchen has window to the rear, displays fitted units and a number of appliances are included in the sale price. Bedroom one is a modern double with fitted wardrobes and enjoys a leafy outlook to the front. Bedroom two again has an attractive outlook to the front and has fitted storage. Finally the bathroom was replaced in recent years and now features a modern white suite with shower over the bath and has window to the front. As previously mentioned there is an attic space to which access is gained via a fixed Ramsay ladder off the reception hall. The property's specification off peak electric heating and all windows are double glazed. Externally there are shared garden grounds which incorporate residents parking spaces.

SITUATION

The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks&Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with Edinburgh College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.

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**ENTRY**

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone 07814 203 990 or visit www.espc.com

ENERGY EFFICIENCY RATING: D**NOTES OF SALE**

These particulars do not form part of an offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy.

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