



5 Vexhim Park
DUDDINGSTON | EDINBURGH | EH15 3SB


warner's
solicitors & estate agents



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An excellent opportunity has arisen to acquire this well-presented two-bedroom mid-terraced house, ideally situated within the popular Duddingston area of Edinburgh. Offering well-proportioned accommodation across two levels, this attractive property would make an ideal home for a wide variety of purchasers, including first-time buyers, young families and couples alike. Early viewing is highly recommended to fully appreciate the quality and space on offer.

A welcoming dual-aspect entrance vestibule leads into a bright and spacious lounge/diner, featuring an open staircase with useful under-stair storage. To the rear is a well-appointed fully fitted kitchen/diner, with partially tiled walls, an integrated four-ring gas hob and oven, extractor hood, breakfast bar and direct access to the rear garden.

The upper level provides two generously proportioned double bedrooms. The first bedroom benefits from a useful shelved storage cupboard, while the second features double built-in mirrored wardrobes, providing excellent storage. Completing the accommodation is a three-piece family bathroom, partially tiled and equipped with a chrome heated towel rail and extractor fan.

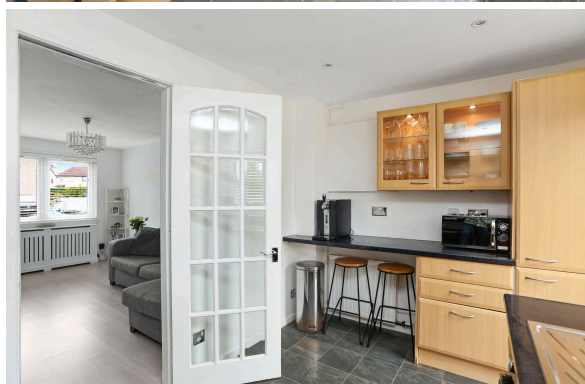
Accessed from the landing, the attic provides excellent additional storage space, adding further practicality to this appealing family home.

Overall, this is a well-maintained and versatile property, offering comfortable accommodation, excellent storage and a desirable location within Duddingston. Viewing is highly recommended.

- Desirable Duddingston location
- Well-presented throughout
- Two spacious double bedrooms
- Bright, spacious lounge/diner
- Fully fitted kitchen with breakfast bar & garden access
- Excellent storage, including attic & built-in wardrobes

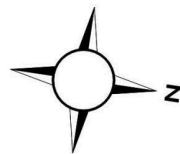
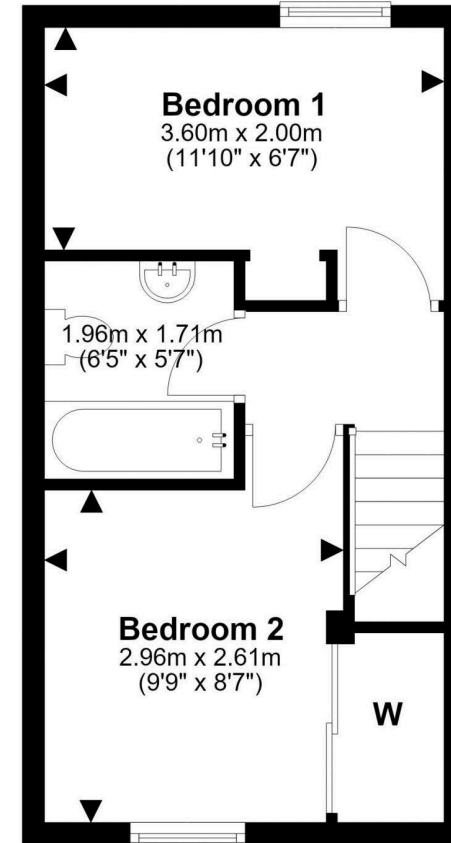
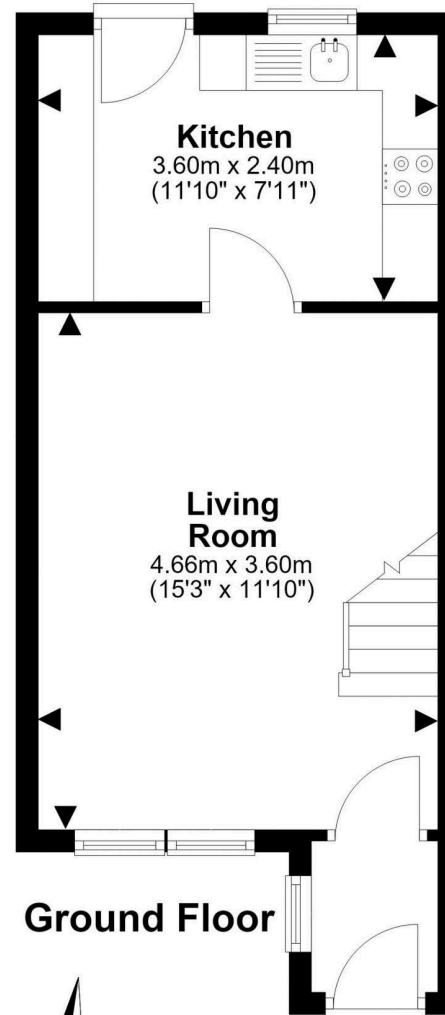
Extras included in the sale are all blinds, fridge, washer/dryer and double wardrobe in bedroom 2. Other items may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Energy rating C. Council Tax Band C.

Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.