



RALPH SAYER
SOLICITORS & ESTATE AGENTS

28 Lady Nairne Crescent

Duddingston, Edinburgh EH8 7PF

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Nestled within an established residential development on the lower banks of Holyrood Park and Arthurs Seat, this three bedroom mid-terraced villa, boasts bright and airy interiors, created by large picture windows throughout. This lovely family home is beautifully presented with stylish and tasteful decor. At the back of the garden, there is a desirable garden studio, currently used as a TV/games room and gym.

Positioned behind a low-maintenance front garden and driveway, the front door opens into a particularly spacious hall, and wood style flooring underfoot, flows throughout the ground level. Directly ahead is a generous kitchen, where a large picture window draws your eye into the rear garden. There are an array of fitted cabinets framed by timber worktops, replete with an integrated dishwasher, hob and eye-level oven. Continuing through the kitchen, you enter the elegant sitting and dining room. A dual aspect space, from front to rear and the perfect setting for modern family life and entertaining. Furniture can be arranged around the feature fireplace with electric stove. Ideally positioned next to a full wall of glazing (including sliding patio doors) is the dining area, which opens out onto the garden.

Property Summary

- Mid-terrace villa
- Fabulous living & dining room
- Generous kitchen
- Three comfortable bedrooms
- Stylish three-piece bathroom
- Loft space with loft ladder
- Gas central heating & double glazing
- Lovely gardens to front & rear, plus driveway
- Garden Studio
- EPC Rating - C | Council Tax Band - D

Home Report Value - £350,000







Lovely family
home, in
Duddingston
on the lower
banks of
Holyrood Park







Continuing upstairs onto the airy landing, the property boasts three delightful double bedrooms, and a pristine three-piece bathroom, featuring 'metro' tiling and an over-bath shower. On the landing, a hatch with loft ladder gives access to loft space.

Externally, the front garden has mature planted bush/shrub borders and a driveway. The rear garden is low maintenance with two decked seating areas and artificial lawned area. Plus a timber garden studio.

Unrestricted on-street parking, plus driveway.

Extras: All fitted floor coverings, light fittings, blinds, electric stove, hob, eye-level oven and fully integrated dishwasher, to be included in the sale.





Duddingston

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, Arthur's 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 bypass are within easy reach.



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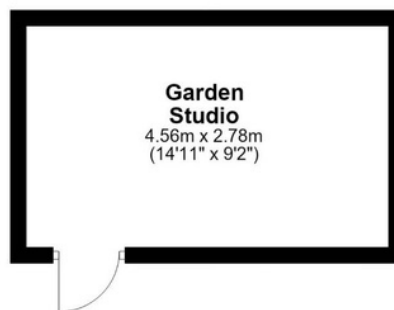


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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.



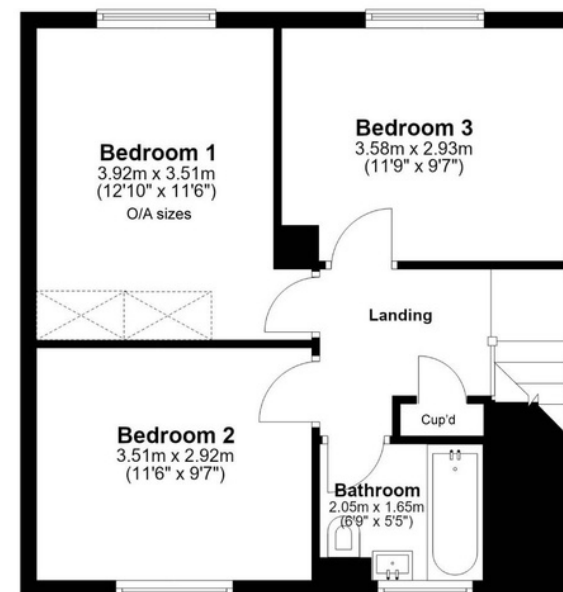
Garden Studio
4.56m x 2.78m
(14'11" x 9'2")

Total Area: approx. 88.3 sq.metres (950.4 sq. feet)
(Excluding Garden Studio)



Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)