NEILSONS

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Offers Over

£185,000

118 Duddingston Road

Duddingston | Edinburgh | EH15 1SU

A superb opportunity has arisen to acquire this rarely available two-bedroom main door flat, quietly positioned within an established leafy courtyard in the sought-after Duddingston area of Edinburgh. Ideally located just minutes close to Figgate Park and in walking distance to both the sandy beach and cafes of Portobello and the hills of Holyrood Park, the area bosts excellent local amenities and convenient transport links. The property benefits from a modern kitchen, generous storage provisions, attic and an allocated parking space. An appealing purchase for first-time buyers, young professionals and those looking to downsize.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Attic space
- Allocated parking
- EPC Band - C
- Council Tax Band - D



Description





An inviting private entrance provides access to the accommodation, with a staircase leading to the first-floor landing. The landing benefits from two useful storage cupboards and access to the partially floored attic via a Ramsay ladder. The attic offers an excellent amount of additional storage space. The bright and airy lounge/diner enjoys a pleasant leafy outlook to the front, creating a welcoming setting for both relaxing and entertaining. The modern kitchen was fitted in 2025 and offers a range of integrated and freestanding white goods, with sizeable work surface and storage space. The principal bedroom is a comfortable double room with a rear-facing aspect, an integrated double wardrobe and ample space for additional freestanding furniture. Bedroom two is a good-sized single room also enjoying a rear-facing outlook. The versatile space could also be used as a home office, nursery or dressing room, depending on individual requirements. Completing the accommodation is a well-maintained bathroom suite featuring a shower over the bath, partially tiled walls and a tiled floor.

Further benefits include modern electric heating and double glazing.

The property is factored at approximately £57 per month which includes buildings insurance.

Parking

Externally, the property benefits from one allocated parking space and a private store conveniently situated by the main entrance.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings are included in the sale. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



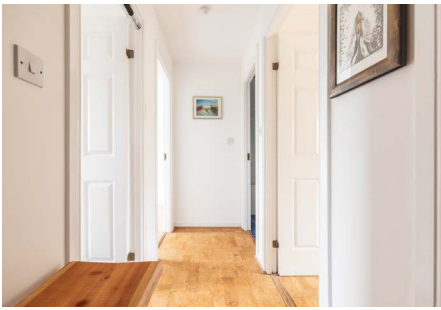






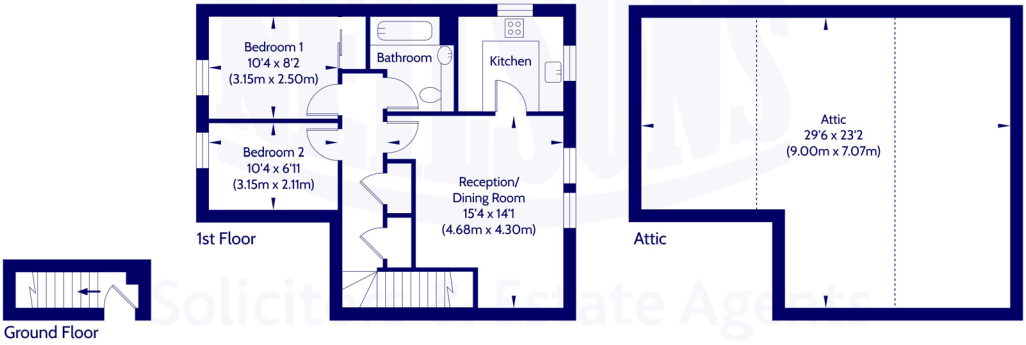
Location

Duddingston offers a unique setting close to iconic Arthur's Seat and tranquil Duddingston Loch, yet also enjoys a central location between the city centre and the white sandy beaches of Portobello. Less than three miles southeast from the heart of the capital, Duddingston is home to a good range of local shops and amenities. The historic 13th century Sheep Heid Inn with a traditional pub skittles alley can be found in charming Duddingston Village, with nearby Fort Kinnaird boasting luxury retail outlets, eateries and a multiscreen cinema. Schooling and further education is well catered for: the property is within the catchment area for Duddingston Primary School and St John's RC Primary School and Portobello High School and is in close proximity to Holyrood RC High School. Duddingston enjoys excellent public transport links, served by frequent day and night bus services; commuting by car is also fast and convenient owing to Duddingston's close proximity to Edinburgh City Bypass, the A1 and main routes into the centre.





Approx. Gross Internal Floor Area 57 Sq M / 605 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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