



CLANCYS

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209/4 Duddingston Park South,

Edinburgh, EH15 3EJ



Description

An excellent opportunity has arisen to acquire this most attractive and well-proportioned first floor flat forming part of a small modern courtyard development enjoying a convenient location close to excellent amenities and within easy access of the city centre. This spacious flat would make an ideal first purchase and is offered to the market in good order. The accommodation briefly comprises a welcoming, an extremely spacious lounge with Juliette balcony, a large dining kitchen, a light and airy master bedroom that comes complete with fitted wardrobes and en-suite shower room, a further double bedroom and bathroom. The property further benefits from gas central heating, double glazing, entry phone and residents parking.

Factoring

The development is managed by Hacking & Paterson, Verdant – North Reception, 2 Redheughs Rigg, South Gyle, Edinburgh, EH12 9DQ. A fee of approximately £294.48 per quarter is payable. This includes block building insurance, stair cleaning, window cleaning, the general upkeep of all communal areas, communal electricity & includes the factors management fee.

Location

Duddingston Park South is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within proximity offering a further range of smaller retailers, restaurants, GP surgery, dentist, various local churches and mosques and there are many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Jake Kane Sports centre, Portobello and Musselburgh Golf Courses, Jump in trampoline center, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network. The park and ride facility is within walking distance providing fast and frequent Rail Link Service from Newcraighall to Edinburgh Waverley.

Extras

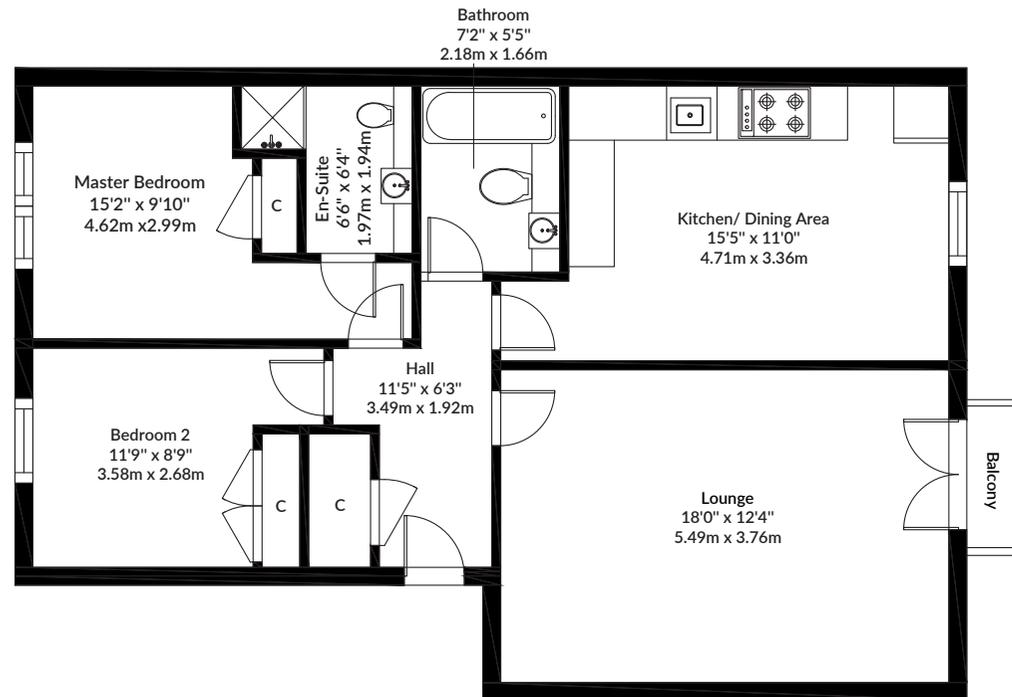
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- 2 Bathroom
- Gas central heating
- Double glazing
- Entryphone system
- Resident's parking
- EPC rating - B
- Council Tax Band – D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
 vistaBee 2025

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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

