

**21/12 Duff Street
Edinburgh EH11 2HJ**

Offers Over £180,000

- Hallway with useful storage cupboard
- Living/kitchen/dining room
- Newly fitted kitchen with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Large double bedroom with fitted wardrobes
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Communal garden
- On-street parking



Flat

Blair Cadell are delighted to bring to market this immaculate one bed flat in the heart of Dalry. With a superb range of local amenities along with swift access to the city centre and beyond, the property would be ideal for a young professional or first time buyer and must be viewed.

The accomodation comprises of an entrance hallway with a useful storage cupboard leading through to a beautifully presented kitchen/living/dining room which has been cleverly laid out to offer separation between the different areas making it perfect for evening relaxing. The kitchen has a range of stylish newly fitted wall and floor units, gas hob and electric oven, integrated appliances and white goods which are included in the sale. There is a large double bedroom with fitted wardrobes offering plenty of useful storage space. A well finished bathroom with a three-piece suite and electric shower over the bath. Gas central heating and double glazing throughout for maximum efficiency, a well kept communal garden to the rear and on-street permit parking.

Duff Street is located to the west of the city centre which can be easily accessed by a frequent public transport services that runs close by. For the commuter Haymarket Station is a five minute walk away and there is also swift access to the west and the central motorway network via the A8 and it is ideally place for the new office development at Haymarket. The area has a wide variety of shopping facilities that include a Sainsbury's, Lidl and Aldi stores and a wide variety of specialist shops in Gorgie and Dalry. Recreational facilities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park plus a host of popular cafes, bars and restaurants perfect for a night out with loved ones.

Viewing by appointment on 0131 337 1800

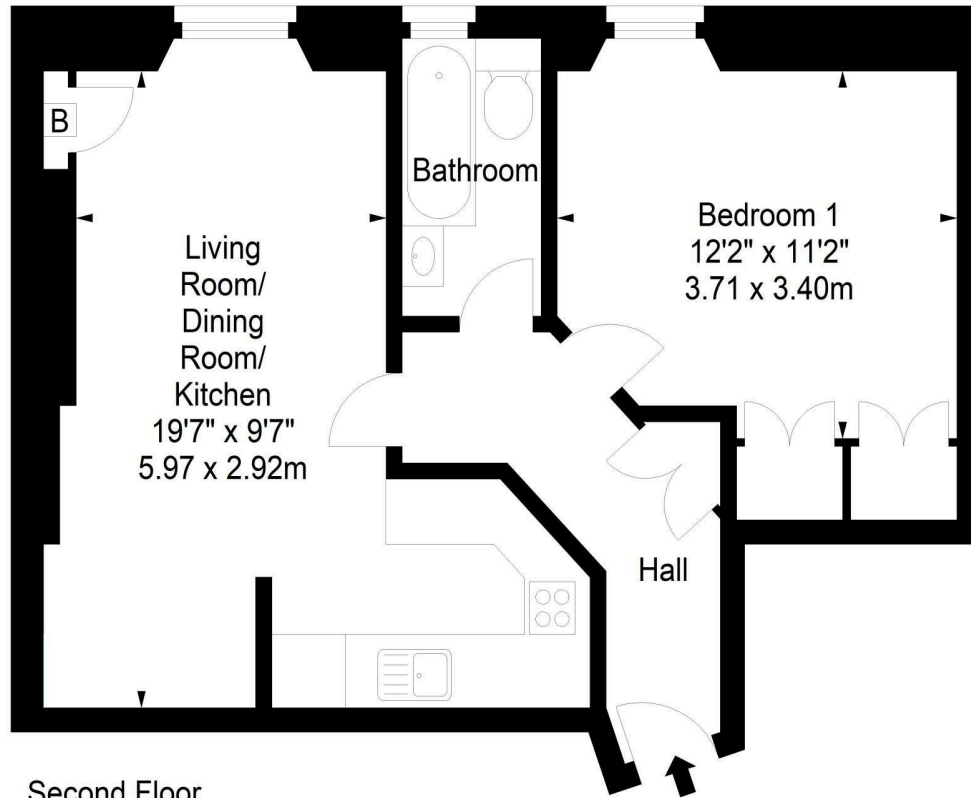
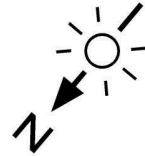




Duff Street,
Edinburgh,
Midlothian, EH11 2HJ



Approx. Gross Internal Area
520 Sq Ft - 48.31 Sq M
For identification only. Not to scale.
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Second Floor



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