

**13/16 Duddingston Mills  
Edinburgh EH8 7NF**

**Offers Over £150,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven, white goods and a large pantry cupboard
- Double bedroom with built in wardrobes
- Bathroom with three-piece suite and electric shower over the bath
- Hallway offering access to floored attic
- Electric heating and double glazing throughout
- Well kept communal gardens
- Residents parking



## Top Floor Flat

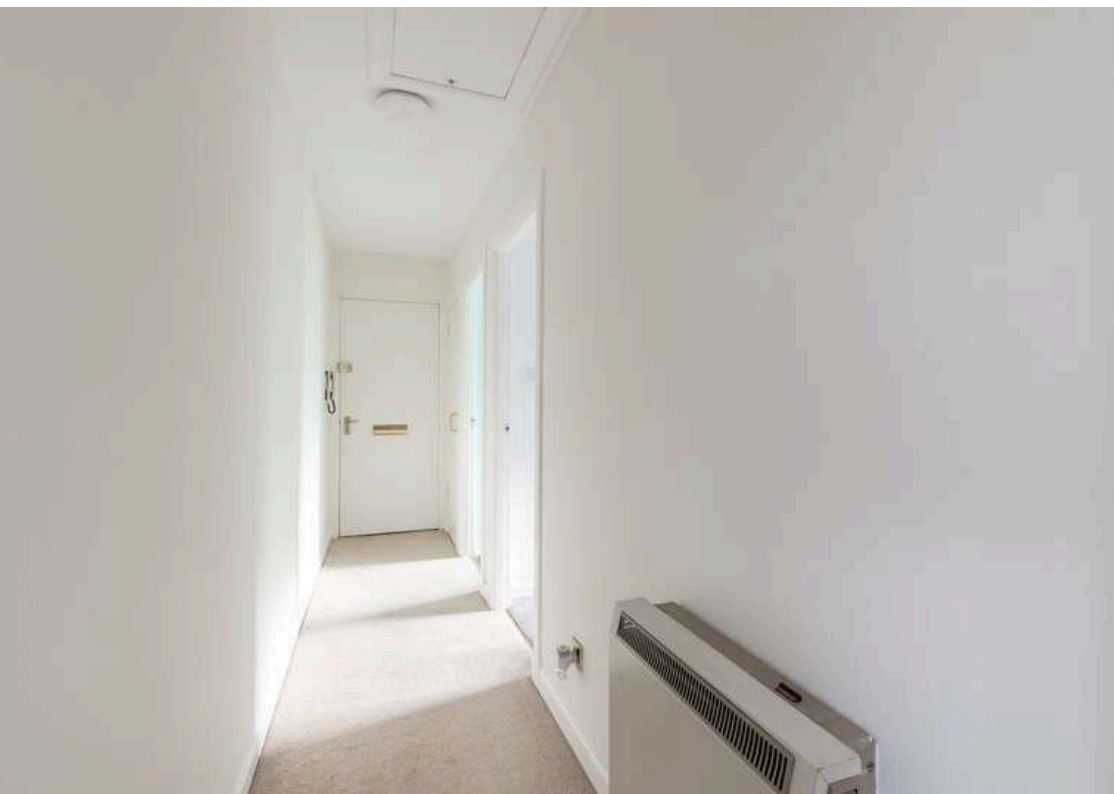
Blair Cadell are delighted to bring to market this top floor one-bed flat situated in a quiet development in popular Duddingston. With easy access both to the city centre and links to the city bypass, the property would be ideal for the first time buyer or young professional.

The accomodation comprises of a large living/dining room that is the ideal place for hosting friends and family. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven, white goods which are included in the sale and a large pantry cupboard offering plenty of useful storage space. A large double bedroom with built in wardrobes. Bathroom fitted with three-piece suite and electric shower over the bath. The hallway offers access to a large floored attic offering plenty of useful storage space. The property benefits from electric heating and double glazing throughout and outside there are well kept communal gardens and residents parking.

Duddingston has some of the capital's most outstanding natural landscapes and views right its 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, the property is within the catchment area for excellent local schools, and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield.

**Viewing by appointment on 0131 337 1800**

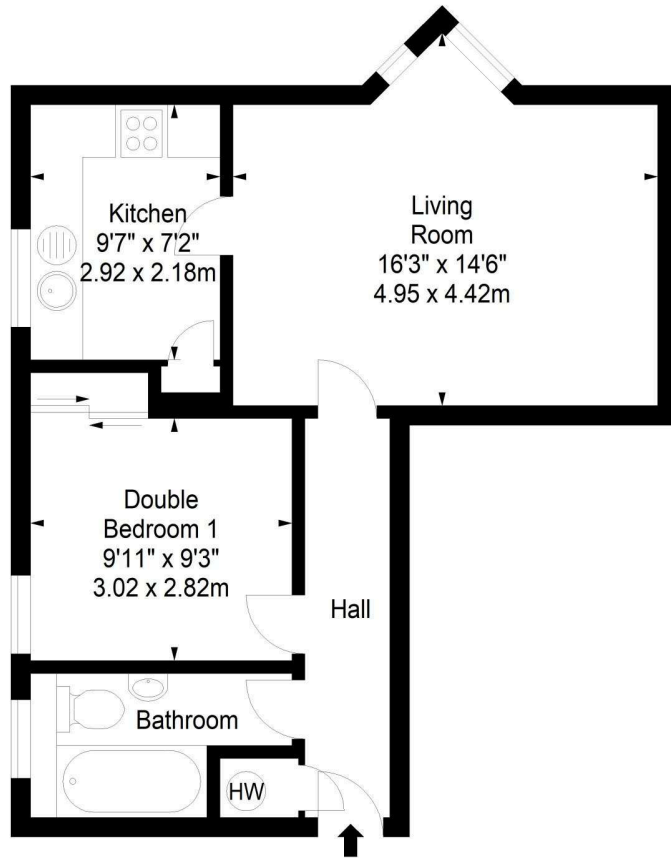
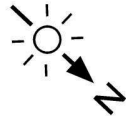




**Duddingston Mills,  
Edinburgh,  
Midlothian, EH8 7NF**



Approx. Gross Internal Area  
500 Sq Ft - 46.45 Sq M  
For identification only. Not to scale.  
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Third Floor



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