










Offers Over

£280,000

10 Hoffmann Place

Duddingston | Edinburgh | EH15 3FD

This stunning, beautifully presented and light-filled end terraced villa with private sunny south-facing rear garden and two allocated parking spaces, forms part of an established modern development in the sought-after Duddingston district of the city.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Two allocated parking spaces
-  EPC Rating – C
-  Council Tax Band - D



Description

Enjoying a quiet cul-de-sac location yet superbly positioned within walking distance of the excellent range of shops, restaurants and leisure facilities at Fort Kinnaird Retail Park with excellent transport links within easy reach together with the delightful open space of Portobello Beach and Promenade. This delightful home shall undoubtedly appeal to a wide variety of buyers and merits internal viewing to be fully appreciated. In true move-in condition, the stylish accommodation comprises entrance hallway with understair storage cupboard and contemporary two piece WC apartment with utility cupboard. There is an elegant and spacious lounge/ diningroom to the rear with French doors leading to the pretty rear garden. The stylish kitchen is front facing and is fitted with a range of modern wall and base units with built-in gas hob, electric oven and stainless steel hood above. A carpeted staircase leads to the upper landing which provides access to all three bedrooms, all with built-in storage together with the family bathroom comprising of a white three piece suite with mains shower over bath. Further benefits include a part floored attic, a gas central heating system with combi boiler and double glazing.



Extras

All the fitted floor coverings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood.

Gardens and parking

There is a private garden located to the front laid with chipstones and pathway to entrance with useful side path leading to the rear garden. The sunny rear garden enjoys a south-facing aspect and has been laid with Indian sandstone paving providing a lovely patio area with artificial lawn beyond. (It should be noted the garden shed shall not be included in the sale).

Factors

There is a factoring fee of approx. £10 per month payable to Ross & Liddle for the upkeep of the communal garden grounds including the kids play park.

Viewing

By appointment with Neilsons on 0131 625 2222.





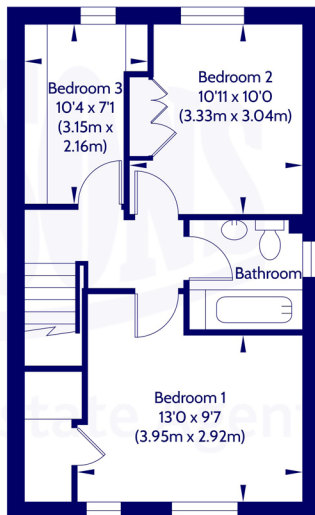
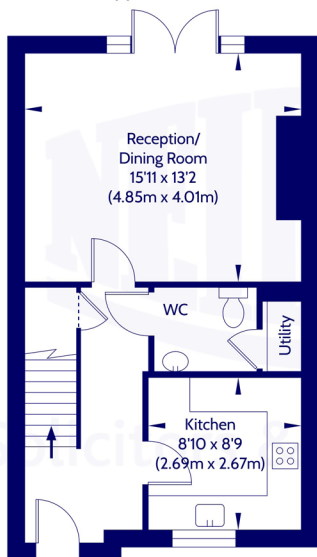
Location

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 an excellent range of local shops and amenities. Nearby Asda supermarket and Fort Kinnaird boasting luxury retail outlets, eateries and a multiscreen cinema. Duddingston is also convenient for Edinburgh College and Queen Margaret University in nearby Musselburgh, as well as world-class universities both in the city centre and on the green fringes of the capital. The area enjoys excellent public transport links, including the rail link at Brunstane and Newcraighall and is served by frequent day and night bus services including express services to the east of the city centre, providing a quick and conveniently commute. By car, the property is within close proximity of the Edinburgh City Bypass, the A1 and main routes into the city centre.





Approx. Gross Internal Floor Area 81.62 Sq M / 878 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.



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