

**18/3 Lady Nairne Loan, Edinburgh,
EH8 7NN**

OFFERS OVER £165,000



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- Quietly located first floor flat built in 1958
- Good sized living room with access to small south west facing balcony
- Separate fitted kitchen
- Two double bedrooms and bathroom
- Gas central heating and double glazing
- Private section of garden/drying green
- Excellent bus services and near cycle network
- On street parking
- Permanent lockable storage outbuilding located to the rear
- EPC D

Description

Superb sized two bed upper flat (61sqm) with an enclosed balcony, lovely private garden and on-street parking, occupying a prime position close to the green expanse of Holyrood Park and great transport links. This is a particularly light and spacious property benefiting from a sunny, south-west facing aspect from the living/dining room and the enclosed balcony. The flat also has two double sized bedrooms, a bathroom fitted with an electric over bath shower, and a fitted kitchen. Lying to the rear of the building is a sheltered area of private garden with a lawn which is ideal for sitting out.





Central Heating and Double Glazing

Gas central heating and is complemented by UPVC replacement double glazing.

Garden

The property has access to a private section of rear garden.

Location

Nestled at the foot of Arthur's Seat and Salisbury Crags, Duddingston offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. And of course, there is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. 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 business, plus a handful of thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), Duddingston 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. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.

Council Tax and EPC

It is in Council Tax band C and has a D-rated Energy Performance Certificate.

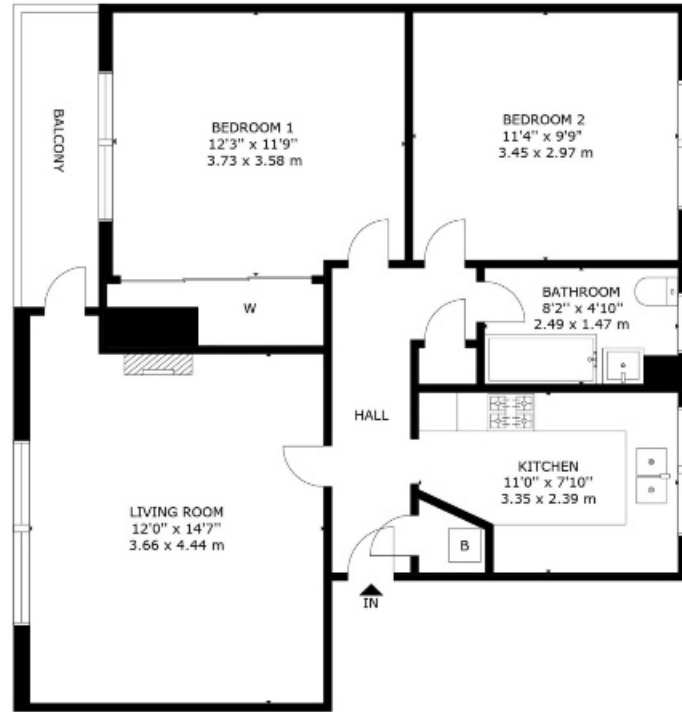
Home Report

The property has been valued at £170,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





FIRST FLOOR

18/3 LADY NAIRNE LOAN, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING BALCONY 657 SQ FT / 61 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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