

COULTERS[©]

32/3 CAVALRY PARK DRIVE

DUDDINGSTON, EDINBURGH, EH15 3QG

 3 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This is an extremely spacious three bedroom apartment situated in the highly desirable Duddingston area of east Edinburgh. Peacefully positioned on the top (second) floor, the apartment forms part of a relatively small, well-kept development positioned within the beautiful grounds of Duddingston House.

Inside, the property has a practical layout with the rooms feeding off a central hallway. The spacious sitting room, which is south facing, is bright and sunny with a bay window and Juliette balcony. Across the hall, the well-designed kitchen/dining room has excellent cabinet and worktop space as well as high quality integrated appliances that include oven, hob, fridge, freezer, dishwasher, washing machine and wine fridge.

The primary bedroom features built-in storage, twin mirrored wardrobes, and an en suite bathroom. With built-in wardrobes, the two remaining bedrooms are generous doubles. Bedroom 2 has an en suite shower room, and there is a further shower room off the hall conveniently close to bedroom 3.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

KEY FEATURES



Beautiful location within Duddingston Conservation area



Extremely spacious apartment with dual aspect



Shared central courtyard



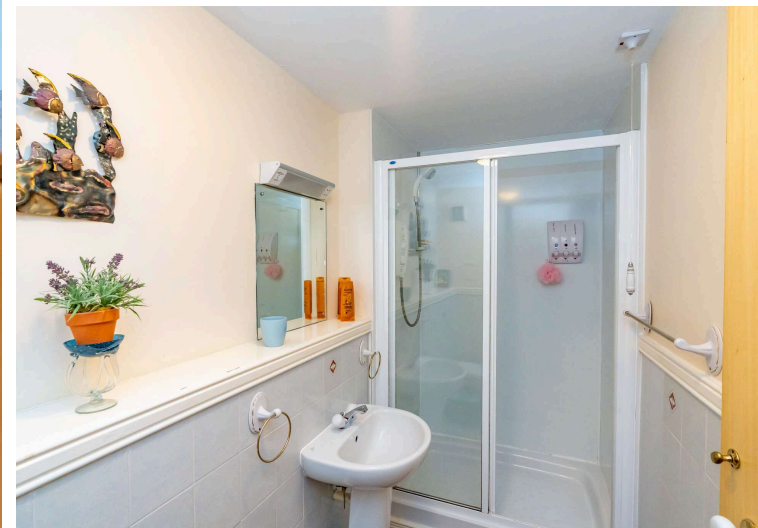
Single garage and residents' parking



Excellent bus service nearby



Ten minute walk to excellent local pub/restaurant



The development benefits from a shared courtyard and residents' parking. A single car garage with electric up and over door as well as a separate store cupboard at ground floor level also form part of the sale.

The factor for the development is Above Board and the annual service charges are approximately £1,349 which includes buildings insurance.

EXTRAS

All blinds, curtains, fitted flooring, light fittings, white goods, wine fridge and kitchen sink food waste disposal unit are included within the sale price.



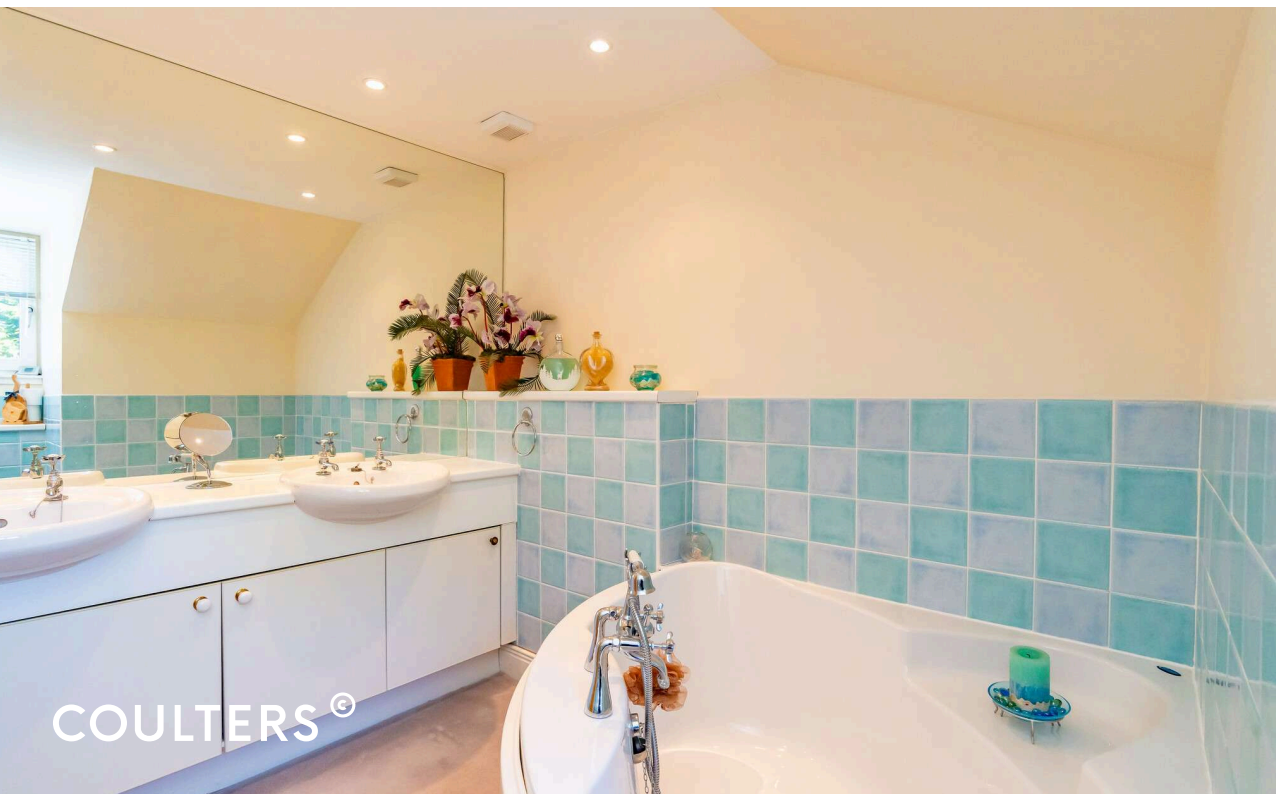


THE LOCAL AREA

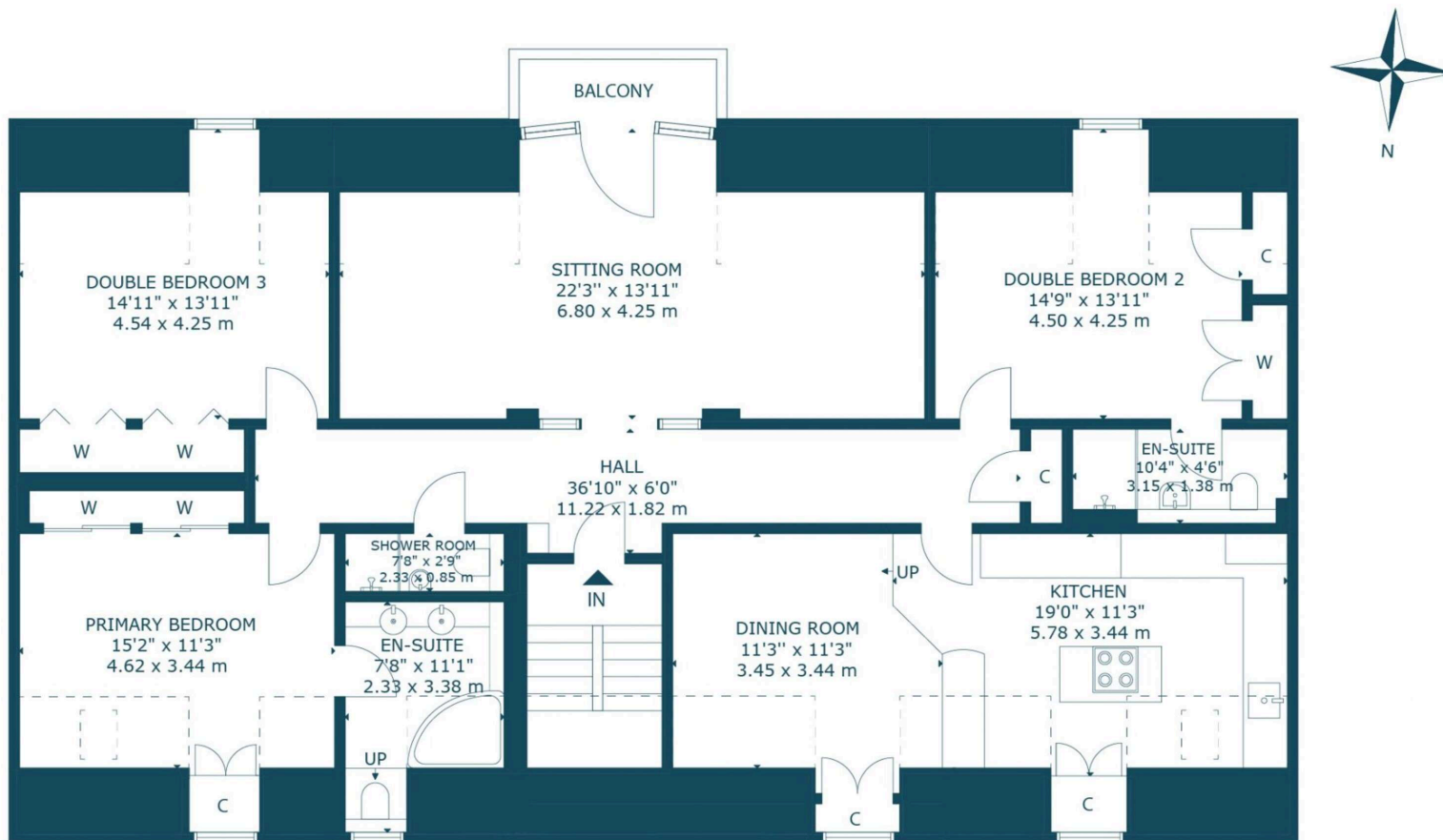
Duddingston is a peaceful and picturesque area of Edinburgh, situated on the south-east side of Holyrood Park. With a cozy village atmosphere, traditional houses and a renowned country style pub and restaurant (The Sheep Heid Inn) it offers a perfect blend of nature, history, and Scottish charm.

There are an abundance of lovely local walks and wonderful green spaces to enjoy in the surrounding area including at Duddingston Loch and Dr Neil's Garden. Duddingston Golf Club, is located on the doorstep and offers a beautiful setting for enjoying a round of golf. Duddingston is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food venders and cafes.

Duddingston enjoys close proximity to the A1 which provides ease of access to East Lothian, Edinburgh City Bypass and onward to the Queensferry Crossing, and Edinburgh Airport. An excellent bus service operates from Milton Road West and Duddingston Road West and there is an extensive network of cycle paths that provide swift and easy access into the city centre or out to the coast. The property sits within the catchment for Parsons Green Primary School, Portobello High School and nearby Holyrood High School.







SECOND FLOOR

32/3 CAVALRY PARK DRIVE, DUDDINGSTON, EDINBURGH, EH15 3QG

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,475 SQ FT / 137 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.