



7/6 Keeper's Gate Duddingston Mills

Duddingston, EDINBURGH, EH8 7TU



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3 bed top floor flat presented in move in condition in the popular Duddingston area.

- Sitting/dining room
- Kitchen
- 2 double bedrooms
- Bedroom 3 with fold down bed
- Shower room with 3-piece suite
- Allocated parking space
- Secure entryphone system
- Bright & well proportioned
- Presented in move in condition
- Electric heating & double glazing



Offers Over: £215,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

This well-presented 3 bed top-floor flat offers bright, spacious living in the sought-after Duddingston area of Edinburgh. Set within a semi-modern development the property is shown in move in condition, further benefitting from communal green spaces and an allocated parking space.

Management

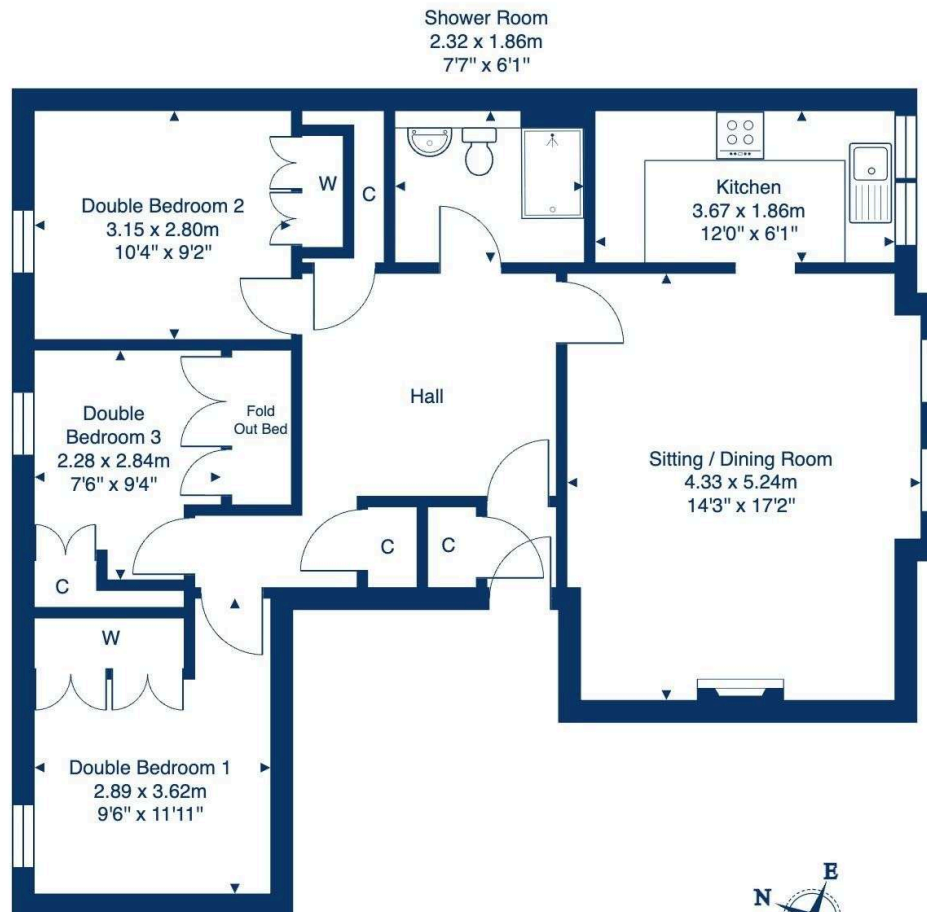
The development is factored and maintained by James Gibb with an approximate monthly fee of £56 to include stair cleaning, lift and ground maintenance. Please note block buildings insurance is not included.

Extras

To include all fitted floor coverings, carpets, blinds, curtains and curtain rails, oven, hob, fridge, freezer, washing machine and dishwasher. Other items can be included subject to separate negotiation.



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Third Floor

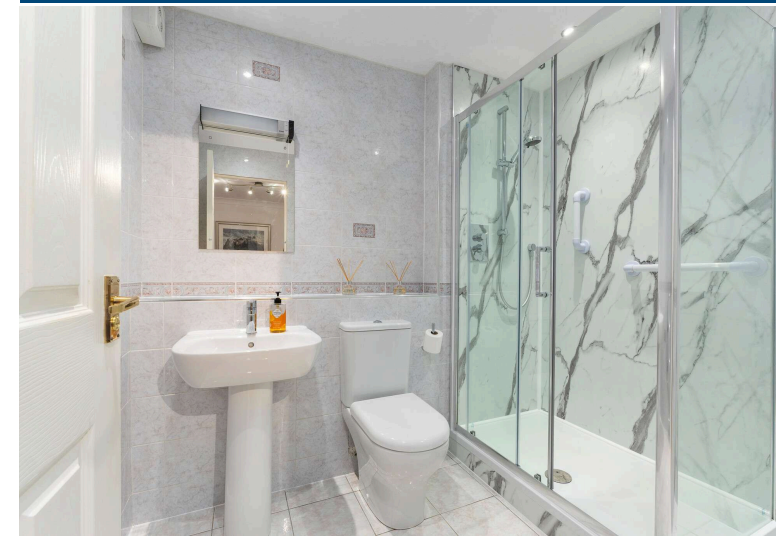


Total Area: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only.

Location

Duddingston is a highly sought after residential area lying to the east of the city centre. Duddingston Village, which is situated just up the road, has a 12th century Kirk and Edinburgh's oldest pub, The Sheep Heid Inn. Figgate Burn Park, Holyrood Park, Duddingston Loch and the Bawsinch Nature Reserve are also all close by offering a slice of the country in the heart of the city. Portobello is a short walk away and offers a good range of local shops and eateries, for larger shopping facilities there is a nearby supermarket and an extensive range of high street retailers at Fort Kinnaird. Good bus services run to and from the city centre and there is easy access to the city bypass and the A1.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.