



DUDDINGSTON VILLAGE

52/1 THE CAUSEWAY
EH15 3PZ



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EPC RATING: E

OFFERS OVER £165,000



RARELY AVAILABLE, WELL PRESENTED ONE BED GROUND FLOOR APARTMENT IN HISTORIC DUDDINGSTON VILLAGE

Situated in this extremely picturesque location, minutes from Holyrood Park & Arthur's Seat, is this superb property which would make a perfect home for first time buyers or investors.

The layout is flexible and is currently set up as a good-sized living/kitchen/dining room with great range of fitted units, a separate living room with mezzanine bed above and contemporary shower room. Could be reconfigured to have a living/kitchen/dining room with separate bedroom. There is also a handy external store and communal rear garden.

Excellent transport links into the city centre make it ideal for commuters and there is easy access to a wide array of retail & leisure units at nearby Fort Kinnaird & Portobello.

VIEWING

Sun 2-4pm or pls call 0131 446680

PROPERTY DESCRIPTION

- Hallway leading to all rooms
- Spacious living/kitchen/dining room with great range of shaker style units, appliances and space for dining
- Cosy living area with fitted storage and wall mounted tv, with steps to -
- Mezzanine raised bed that fits a king size mattress
- Contemporary shower room with shower cubicle with electric shower, vanity sink unit & wc
- Electric wall mounted heaters (gas available in the communal

- stairwell)
- Traditional timber framed windows with double glazed units
- Externally accessed storage cupboard
- Communal rear garden with expansive lawn and patio area for relaxing & entertaining
- Damp proofing works completed in 2019 under 20 year guarantee
- Free on street parking

AREA

Duddingston Village is a peaceful and picturesque historic conservation area, situated to the east of the city at the entrance to Holyrood Park, benefitting from wonderful natural features, including Duddingston Loch Nature Reserve which is designated a site of Special Scientific Interest. The area offers a cosy village atmosphere with traditional houses, the historic Duddingston Kirk and what is considered to be one of Scotland's oldest pubs, The Sheep Heid Inn. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants and local shopping, Fort Kinnaird is a short drive or bus ride away with its wider array of retail & leisure facilities, and Meadowbank Sports Centre provides superb amenities. The National Cycle Network is also nearby with its extensive travel options within Edinburgh & beyond, and Duddingston Golf Club is located nearby. There are excellent transport links both into and out of the city and easy access to the A1 and the motorway.

network.

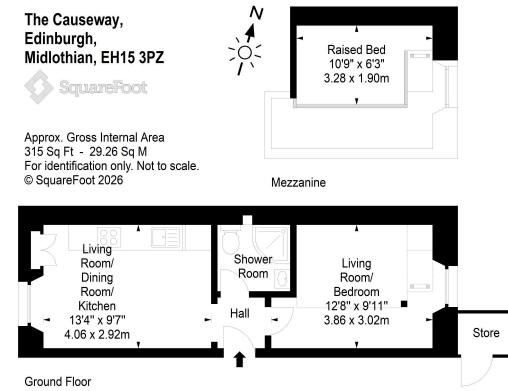
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£170,000

Living/kitchen/dining room	13'4 x 9'7 (4.06 x 2.92m)
Living/bedroom	12'8 x 9'11 (3.86 x 3.02m)
Mezzanine raised bed	10'9 x 6'3 (3.28 x 1.90m)



Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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