

OFFERS OVER £155,000

7/3 Lady Nairne Loan
Edinburgh, EH8 7NL

drummondmiller
Solicitors & Estate Agents



- 2 bed first floor flat in need of general modernisation
- Large and bright living room with access to private balcony
- Separate fitted kitchen
- Shower room
- Ample storage space
- Gas central heating and double glazing throughout
- Shared garden space
- EPC C

Description

7/3 Lady Nairne Loan is a two-bedroom first floor flat offering well-proportioned accommodation, in need of some general modernisation, providing an excellent opportunity for buyers to update and personalise to their own taste.

The property comprises a separate living room and kitchen, with the living room providing access to a private balcony, offering a pleasant outdoor space to relax.

There are two good-sized bedrooms, both offering comfortable accommodation, along with a shower room. The flat also benefits from ample storage space throughout, adding to the practicality of the home.

Overall, the property presents a great opportunity for buyers looking for a home they can add their own stamp to.





Central Heating and double glazing

The property benefits from gas central heating and double glazing.

Garden and parking

The property benefits from a shared communal garden/drying area. There is ample on street parking.

Location

Located within the popular residential area of Duddingston, the property enjoys a peaceful setting to the east of Edinburgh's city centre. The area is well regarded for its attractive surroundings and convenient access to a range of local amenities.

Excellent outdoor space can be found nearby at Holyrood Park, home to the iconic Arthur's Seat, offering scenic walks and impressive views across the city. The popular coastal suburb of Portobello, with its promenade and sandy Portobello Beach, is also within easy reach.

A variety of local shops, supermarkets, and everyday amenities are available nearby, along with good public transport links providing easy access to the city centre and surrounding areas. The combination of green space, coastal access, and city connectivity makes Duddingston a sought-after location for a wide range of buyers.

Council Tax and EPC

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

Home Report

The property has been valued at £165,000 and a link to the Home Report is available from the ESPC website.

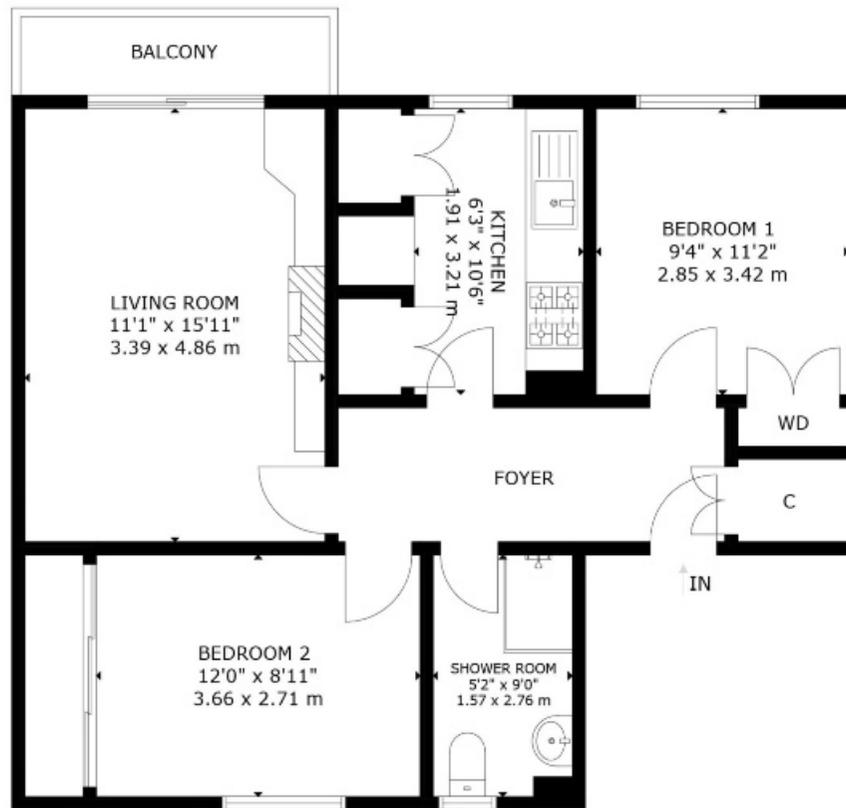
Viewing

By appointment with the Agent, telephone 0131 229 3399 or email property@drummondmiller.co.uk.

Extras

The sale price includes all carpets, floorcoverings, light fittings, cooker and washing machine.





FIRST FLOOR

7/3 LADY NAIRNE LOAN, EDINBURGH, EH8 7NL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 677 SQ FT / 63 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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