




McEwan Fraser Legal

Solicitors & Estate Agents

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28 Lady Nairne Crescent

DUDDINGSTON, EDINBURGH, EH8 7PF



Duddingston is a popular residential area of Edinburgh, which has a good range of local shops and services and is convenient for easy access to the Asda at the Jewel, as well as Fort Kinnaird Retail Park, which has a multitude of stores. There are primary and secondary schools locally and Edinburgh College is also easily accessible from here.

Regular bus services operate from this area to and from the city centre and many other parts of the city and surrounding areas giving easy access to the many cultural, educational and recreational venues.

Duddingston is well placed for easy access to the City Bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport. Nearby is Newcraighall train station with connections to the Border Railway line and Edinburgh Waverly.

28 LADY NAIRNE CRESCENT

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McEwan Fraser Legal is delighted to bring to the open market this well proportioned three bedroom mid terraced villa, making for an ideal early family or first-time buyer home.

Internally the property is in excellent condition and is ready to move straight in. The ground floor comprises an entrance hallway with storage, a bright and comfortable lounge adjoining the dining area and spacious kitchen. The kitchen benefits from modern wall and base units, integrated appliances, including a hob, oven and extractor hood. Natural light floods this great family space.

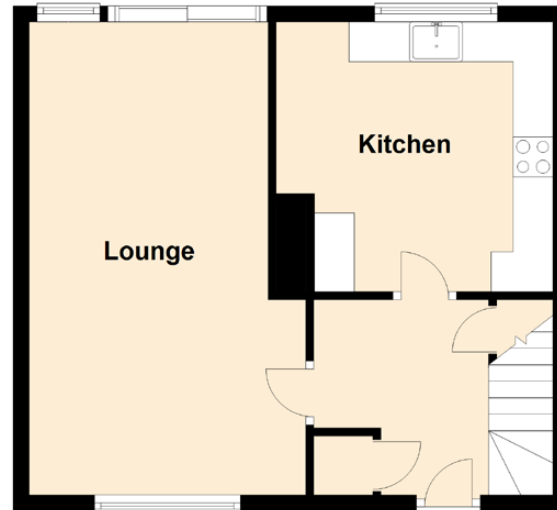
The first floor boasts three bright and spacious double bedrooms and a fresh partially tiled three-piece, family bathroom with shower that complete the rooms.

The property further benefits, gas central heating. Externally to the front, there is on-street parking space with a private front garden which provides adequate parking space.



**“ ... WELL PROPORTIONED THREE
BEDROOM MID TERRACED VILLA,
MAKING FOR AN IDEAL EARLY FAMILY
OR FIRST-TIME BUYER HOME ... ”**





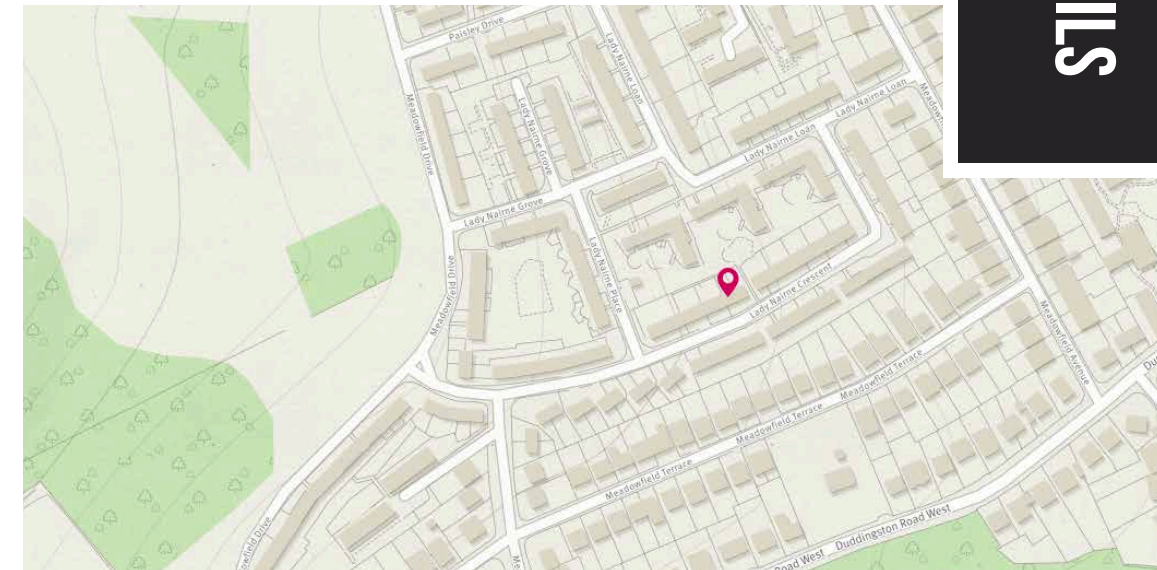
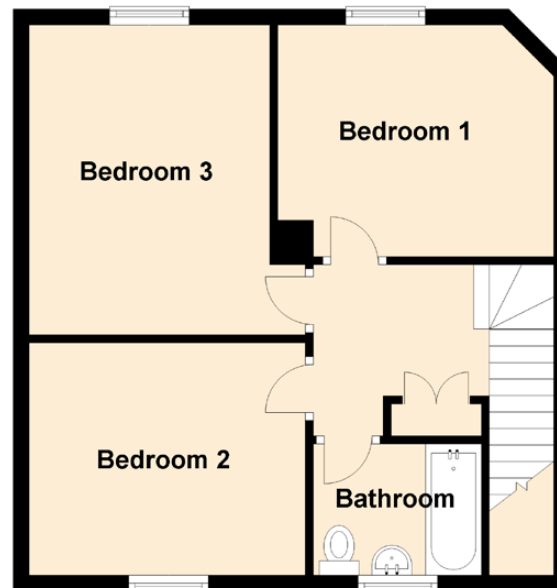
Approximate Dimensions
(Taken from the widest point)

Lounge	5.94m (19'6") x 3.01m (9'10")
Kitchen	3.48m (11'5") x 3.39m (11'1")
Bedroom 1	3.57m (11'9") x 2.91m (9'7")
Bedroom 2	3.47m (11'5") x 2.92m (9'7")
Bedroom 3	3.89m (12'9") x 3.47m (11'5")
Bathroom	2.03m (6'8") x 1.65m (5'5")

Gross internal floor area (m²): 88m²

EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floors coverings, integrated appliances.





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Part
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Text and description
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AOIFE MCDONALD
 Photographer



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 Designer