





DUDDINGSTON

DUDDINGSTON, EDINBURGH, EH15 3SB

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 Walmart 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 the Jewel & Esk Valley College is also easily accessible from here.

Regular bus services operate from this area too and from the city centre and many other parts of the city and some 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.

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VEXHIM PARK

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An excellent opportunity has arisen to acquire this well presented two bedroom mid terrace house, located within the Duddingston area of Edinburgh and making an ideal home for a wide variety of purchasers from first-time buyers and new families to older couples alike. Viewing of this property is highly recommended.

Internally this property is in excellent decorative order, while briefly consisting of;

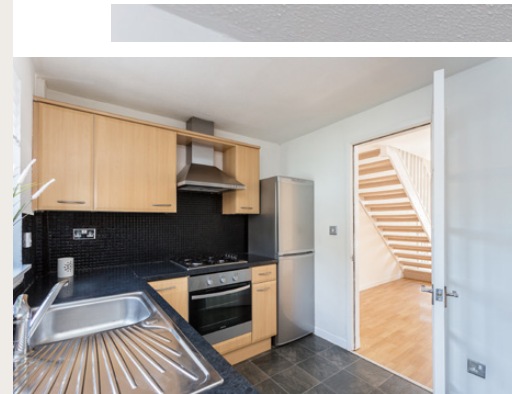
Ground Floor: a dual aspect entrance vestibule, a bright and spacious lounge/diner with an open staircase with under-stair storage space and a fully fitted, partially tiled kitchen/diner, which benefits from an integrated four gas hob/oven, extractor hood, breakfast bar and access to the rear garden.

First Floor: two spacious double bedrooms, one with a shelved storage cupboard and the other with double built-in mirrored wardrobes.

The three-piece, partially tiled family bathroom has a chrome heated towel rail and an extractor fan.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private garden grounds to the front and rear of the property, with a decked area to the rear as well as a single driveway to the front, accommodating for secure off-street parking. There is also more than adequate on-street parking to accommodate visitors.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 2.65m (8'8")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 53m² | EPC Rating: C

Extras (Included in the sale): Washing machine, fridge/freezer and all fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

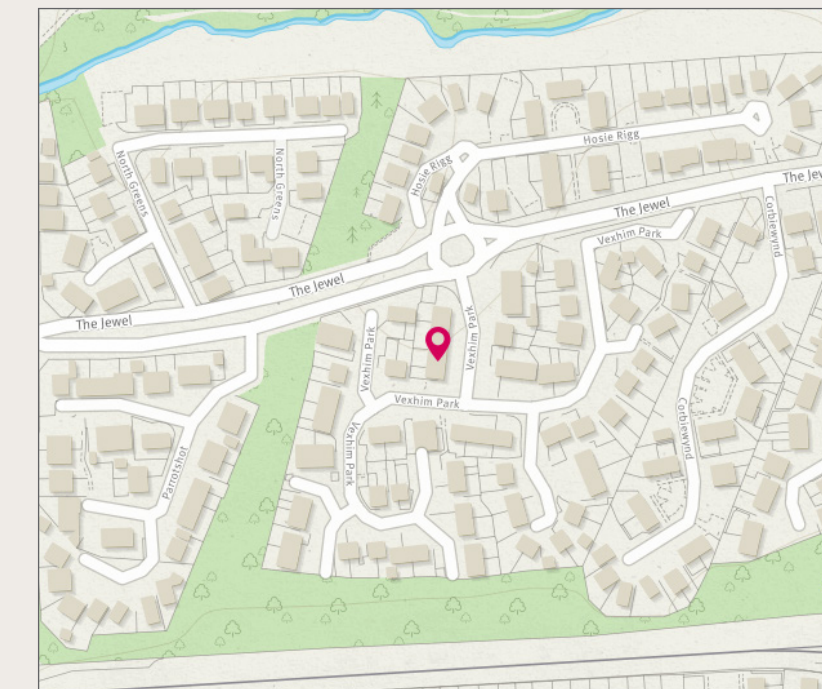


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