




McEwan Fraser Legal

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DUDDINGSTON

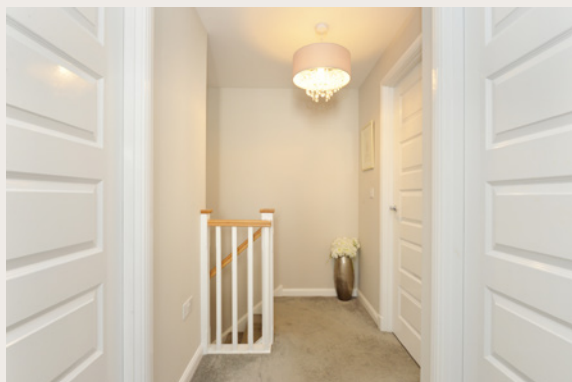
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Duddingston is a popular residential area of Edinburgh, which has a good range of local shops and services and is convenient for easy access to the Asda at the Jewel, as well as Fort Kinnaird Retail Park, which has a multitude of stores. There are 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.





10

HOFFMANN PLACE

EDINBURGH, EH15 3FD

An excellent opportunity has arisen to acquire this fantastic three-bedroom end-terraced house located in a highly sought after development, making for an ideal family home. Early viewing is highly recommended.

Internally, this accommodation is in superb decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an understairs storage cupboarded, a fully-fitted partially-tiled kitchen with an integrated 4-gas hob, oven and extractor hood, a bright and spacious lounge/diner with a custom-built TV unit and French doors to the rear garden. The partially-tiled WC with a heated towel rail and a sizable utility cupboard with additional shelving for storage complete the ground floor layout.

First Floor: landing with access to the attic, a master bedroom with a single storage closet, a second double bedroom with custom-fitted triple wardrobes, a third double bedroom currently being used as a walk-in wardrobe benefitting from wall-to-wall fitted wardrobes. The first-floor arrangement is completed with a partially-tiled three-piece bathroom suite with an over-bath shower.

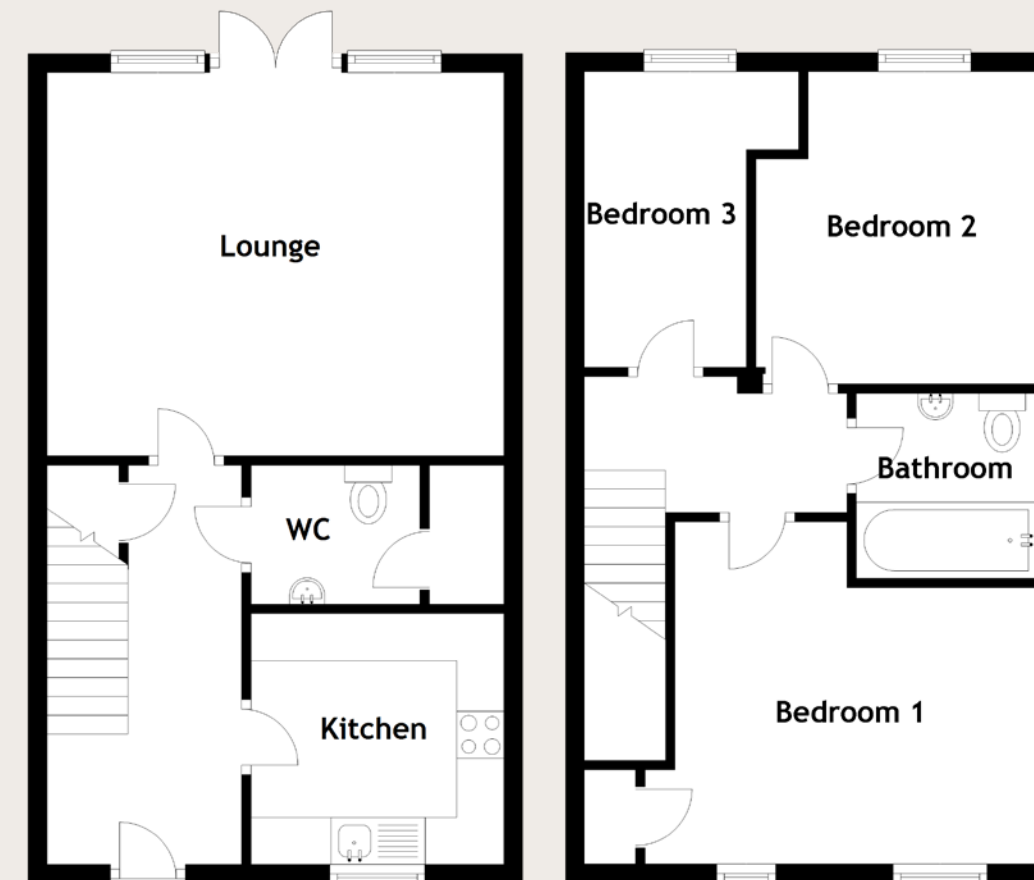
The rear garden is a real suntrap and benefits from a sandstone patio, low-maintenance artificial turf as well as a decking area.

The property also benefits from; unallocated parking spaces to accommodate residents and visitors alike, a side access gate, gas central heating, full double glazing, exterior downlights, CCTV system and an intruder alarm for security.





FLOOR PLAN, DIMENSIONS & MAP

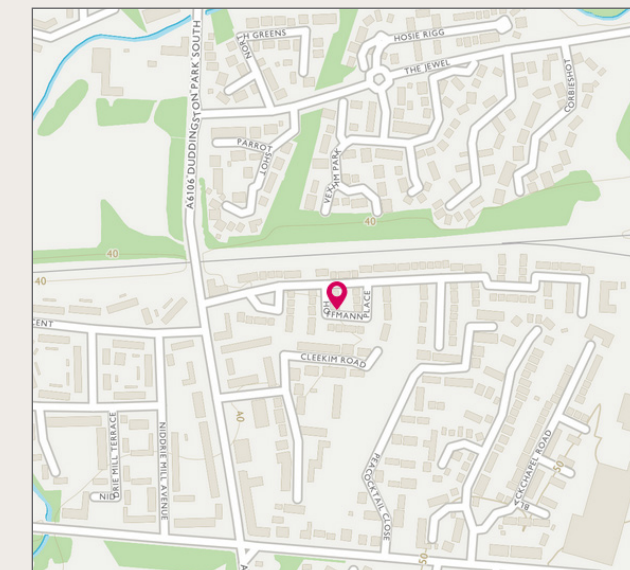


Approximate Dimensions (Taken from the widest point)

Lounge	4.86m (15'11") x 4.08m (13'5")
Kitchen	2.69m (8'10") x 2.67m (8'9")
WC	1.80m (5'11") x 1.48m (4'10")
Bedroom 1	3.95m (13') x 3.63m (11'11")
Bedroom 2	3.32m (10'11") x 3.04m (10')
Bedroom 3	3.15m (10'4") x 2.15m (7'1")
Bathroom	1.97m (6'6") x 1.97m (6'6")

Gross internal floor area (m²): 82m² | EPC Rating: C

Extras (Included in the sale): Selected 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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