

# 207/6 Duddingston Park South

DUDDINGSTON, EDINBURGH, EH15 3EJ



*Bright and spacious two-bedroom second-floor apartment with a Juliet balcony, en-suite principal bedroom, generous kitchen/dining room and residents' parking*



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McEwan Fraser Legal is delighted to present this beautifully finished two-bedroom second-floor apartment, forming part of a modern and highly desirable development in the sought-after Duddingston area of Edinburgh.

Occupying an enviable position within a well-maintained development, this contemporary apartment offers bright, spacious accommodation and an excellent standard of finish throughout. The property is accessed via a welcoming entrance hall, complete with excellent storage, setting the tone for the well-designed accommodation that follows.

# THE LIVING ROOM



The generous living room is flooded with natural light thanks to a charming Juliet balcony, creating a bright and inviting space in which to relax and entertain. Attractive laminate flooring adds warmth and character while enhancing the stylish presentation of the room.

# THE KITCHEN



A particular highlight of the property is the contemporary kitchen, fitted with an excellent range of contemporary base and wall-mounted units that provide ample storage and workspace. There is a mixture of integrated and freestanding appliances, and the integrated appliances will remain with the property.





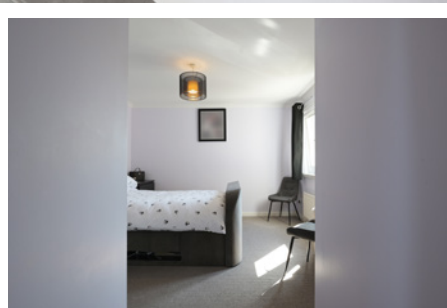
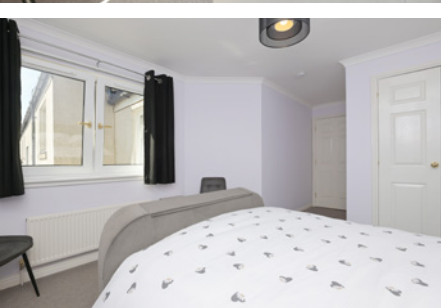
The apartment offers two well-proportioned double bedrooms, both presented to a high standard. The principal bedroom benefits from the luxury of an attractive en-suite shower room, while the second double bedroom provides flexible accommodation and would be equally suited as a guest bedroom, home office or additional living space.

A stylish family bathroom completes the internal accommodation. It includes a white three-piece suite and has a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

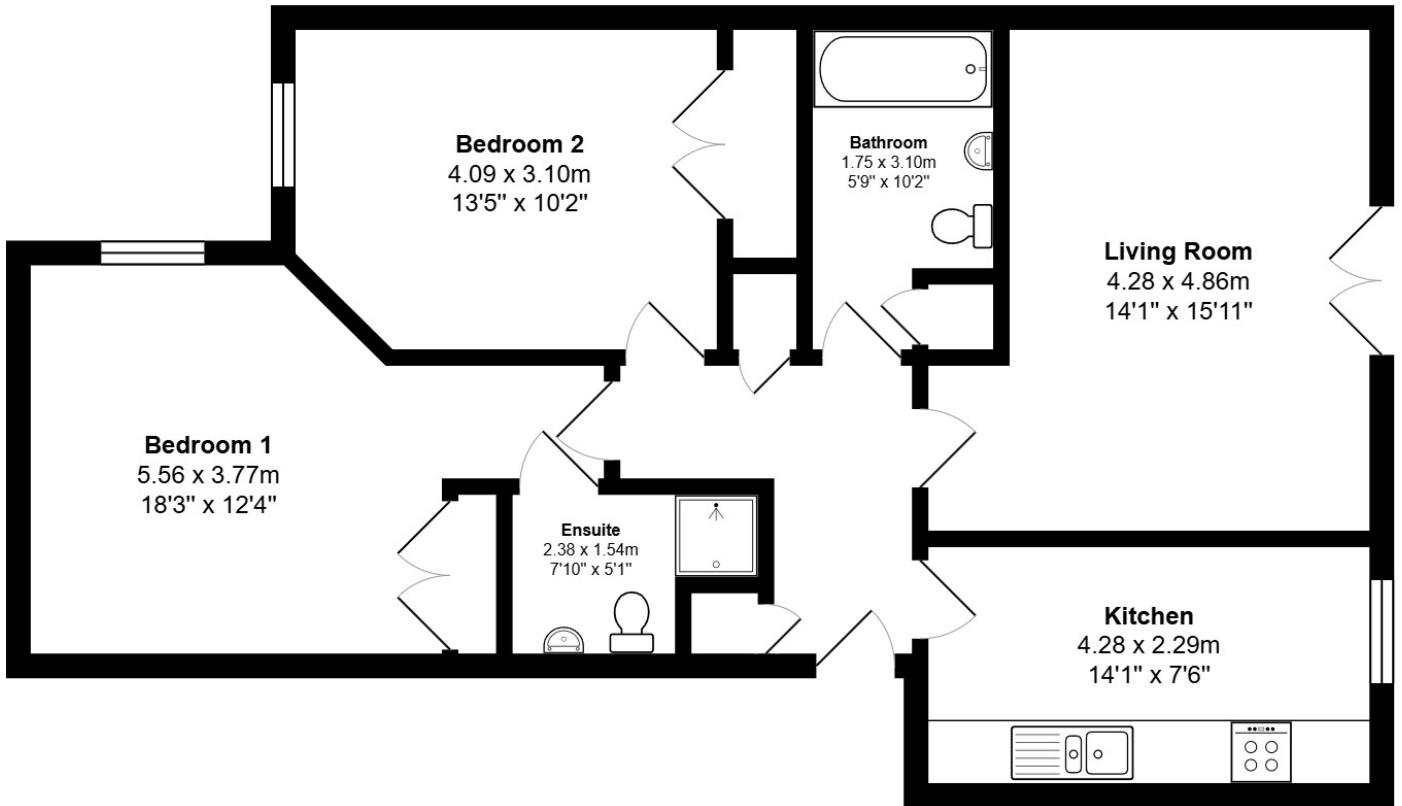
Externally, the property is surrounded by well-maintained communal grounds that enhance the overall setting of the development, while residents' parking provides valuable convenience.

Offering modern, move-in-ready accommodation in one of Edinburgh's most desirable residential districts, this superb apartment is ideally located to take advantage of the excellent local amenities, transport connections and the outstanding recreational opportunities available nearby, including the beautiful open spaces of Duddingston and Holyrood Park.

## EXTERNALS & VIEW

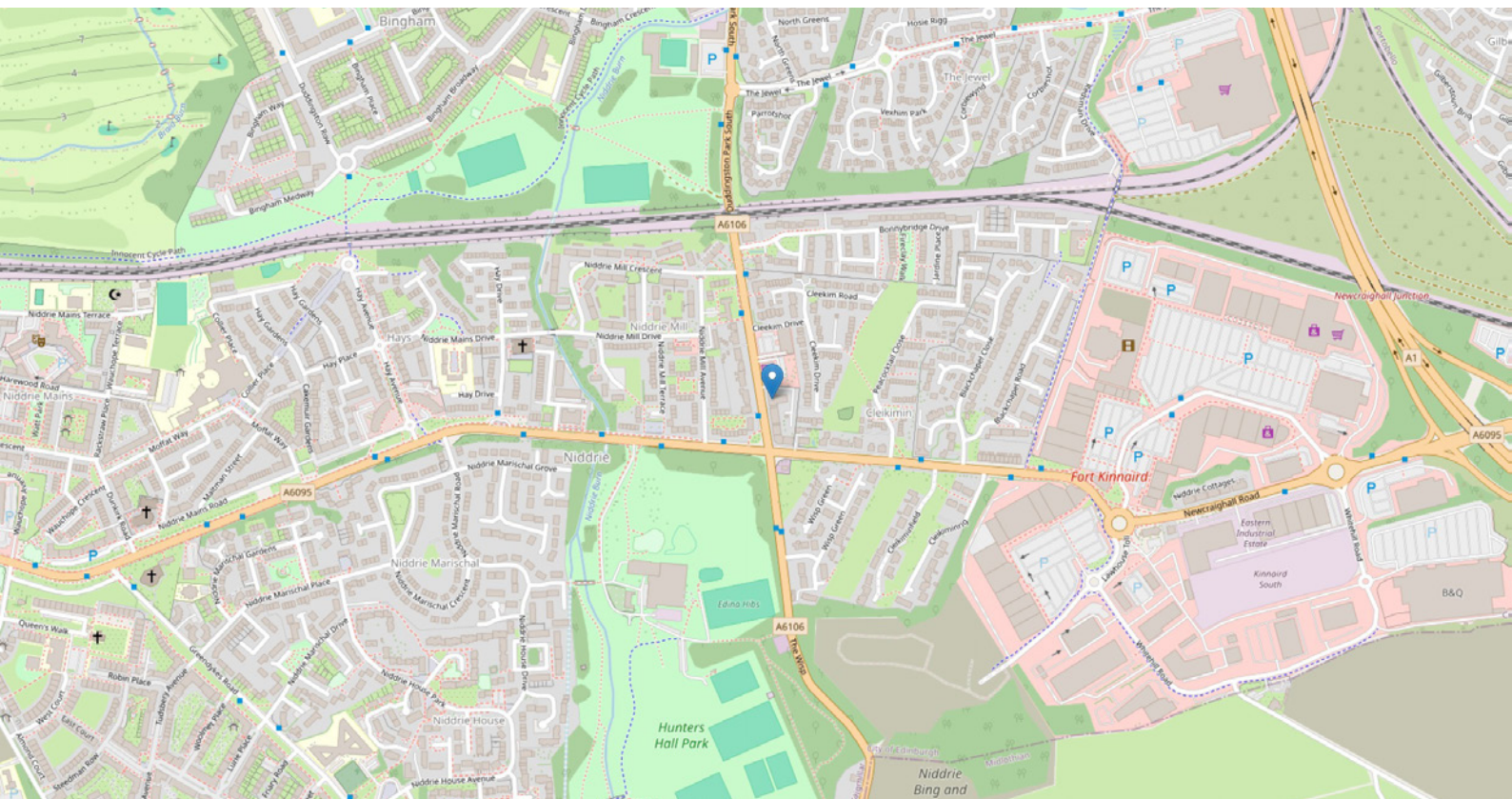


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Situated within the highly sought-after Duddingston district, this property enjoys an excellent position to the east of Edinburgh city centre, offering an outstanding balance of urban convenience and access to some of the capital's most attractive outdoor spaces. The area is particularly popular with first-time buyers and young professionals seeking a well-connected residential setting with an abundance of local amenities. The property benefits from excellent transport links, with regular bus services providing quick and easy access to Edinburgh city centre, the Royal Infirmary, Edinburgh University campuses and surrounding areas. For commuters, the nearby A1 offers convenient connections to the City Bypass, Edinburgh Airport and Scotland's wider motorway network.

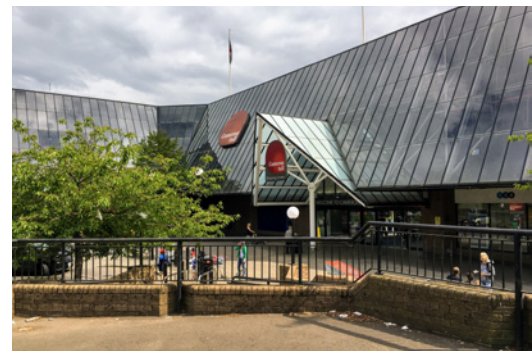




Residents are exceptionally well served for shopping and leisure. Fort Kinnaird, one of Scotland's premier retail and leisure destinations, is just a short distance away and offers an extensive range of high street retailers, supermarkets, restaurants, cafés, a multiplex cinema and fitness facilities. Additional everyday shopping needs are catered for by nearby supermarkets and local convenience stores, while the vibrant seaside suburb of Portobello offers an excellent selection of independent cafés, bars, restaurants and specialist retailers.

For those who enjoy an active lifestyle, the area is surrounded by outstanding recreational opportunities. Duddingston Loch, Holyrood Park and Arthur's Seat are all within easy reach, providing some of Edinburgh's most iconic walking, running and cycling routes. Nearby Figgate Park and Portobello Beach further enhance the area's appeal, offering attractive green spaces and coastal leisure opportunities throughout the year.

Combining excellent connectivity, superb local amenities and access to exceptional outdoor space, Duddingston continues to be one of Edinburgh's most desirable residential locations for those looking to enjoy a convenient and active city lifestyle.



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