

# 11/3 Duddingston Mills

EDINBURGH, EH8 7TU



*TWO BED GROUND FLOOR FLAT OFFERING  
LOTS OF SPACE AND OFF STREET PARKING*



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Step into a comfortable ground floor flat nestled in Duddingston Mills. This cozy space offers a practical layout suitable for relaxation or hosting guests. The living room is bright and spacious, while the kitchen features modern appliances including an electric hob and plenty of storage.









There are two double bedrooms with built-in storage for convenience. The bathroom is modern and well-equipped with sleek fixtures.





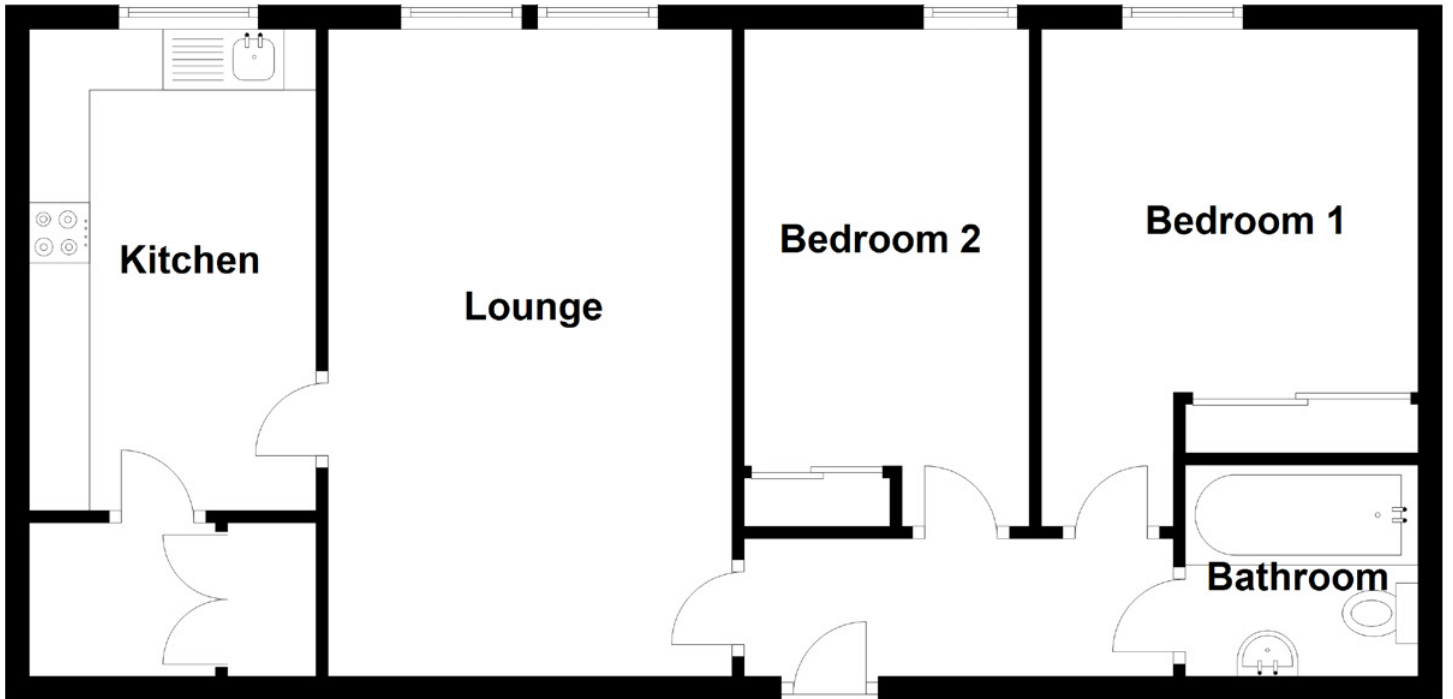


**Bedroom 2**









#### Approximate Dimensions

(Taken from the widest point)

Kitchen	3.98m (13'1") x 2.37m (7'9")
Lounge	5.34m (17'6") x 3.34m (10'11")
Bedroom 1	4.11m (13'6") x 3.11m (10'3")
Bedroom 2	4.11m (13'6") x 2.36m (7'9")
Bathroom	1.92m (6'4") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: D





Outside, there are well-kept communal grounds perfect for enjoying the outdoors, along with ample off-street parking. This property offers a convenient and comfortable lifestyle in a sought-after location within Duddingston Mills.





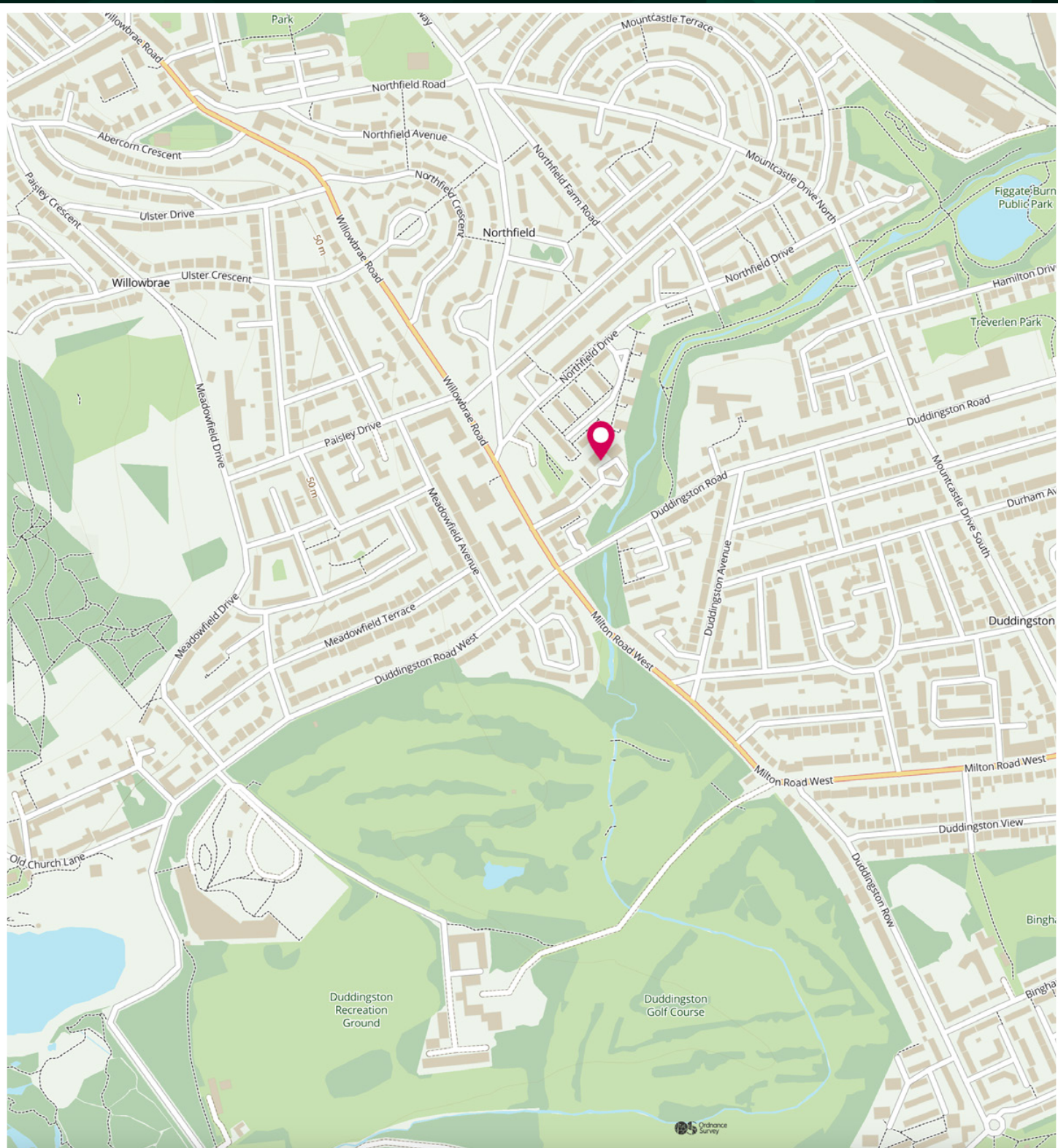


Duddingston is a popular residential area of Edinburgh which has a good range of local shops and services and is convenient for easy access to the Walmart Asda at the Jewel, as well as Fort Kinnaird Retail Park which has a multitude of stores.

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 to 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.

## The Location





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