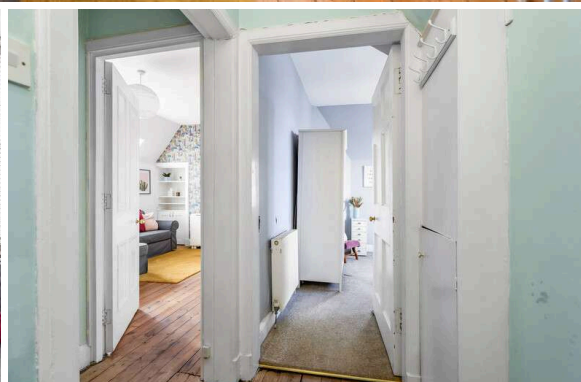




32 Duddingston Mills  
DUDDINGSTON | EDINBURGH | EH8 7NF

  
**warners**  
solicitors & estate agents



## 32 Duddingston Mills

DUDDINGSTON | EDINBURGH | EH8 7NF

Warners are delighted to bring to the market this quaint and stylish, one-bedroom first-floor flat set in a traditional stone-built building in the highly sought-after area of Duddingston, lying east of Edinburgh city centre.

The bright and well-proportioned living room/kitchen offers aspects to the side and rear and is finished by real-wood flooring, space for freestanding lounge furniture and stairs up to the attic. The attic space itself is floored and spacious with a recessed window, with the potential for useful development opportunities after seeking relevant planning permissions. The kitchen is fitted with contemporary wall and base units, wooden worktops, tile splashbacks and a stainless-steel sink. Appliances include an integrated gas hob and electric oven, with space for a free-standing washing machine.

With recessed windows to the front and side, the double bedroom features carpeted flooring and space for free-standing storage furniture. Set internally off the hall, the shower room offers a cubicle with an electric shower, whilst the WC is fitted with a traditional, white two-piece suite.

Access is gained to the flat off a shared external walkway, and into the first-floor entrance hall which has wooden flooring and serves each room within the property.

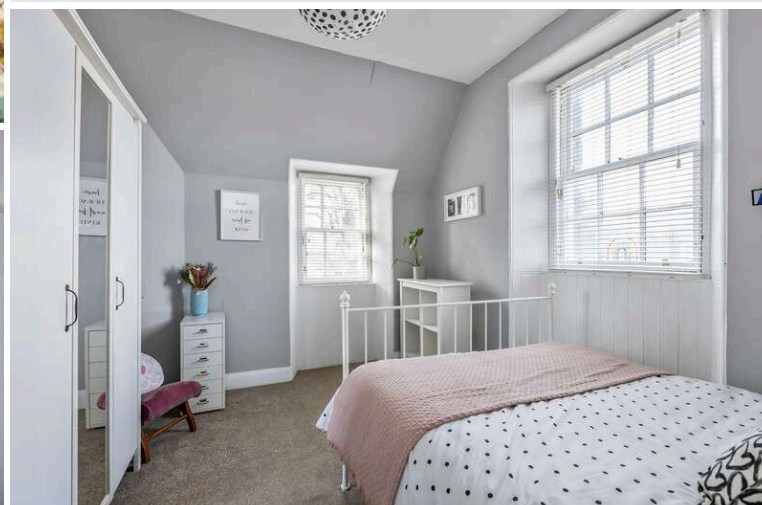
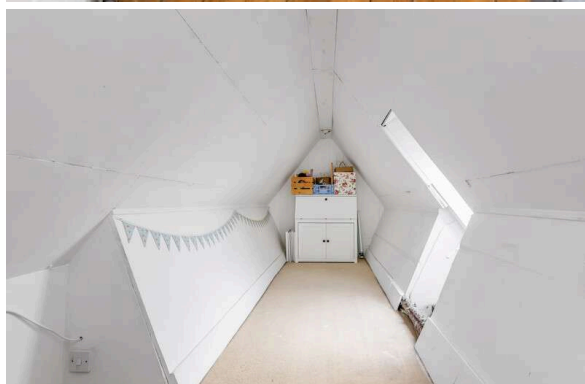
- Quaint and stylish flat in the desirable Duddingston area.
- Contemporary kitchen within a fashionable living room.
- Dual-aspect double bedroom
- Internal shower room
- Two-piece toilet suite

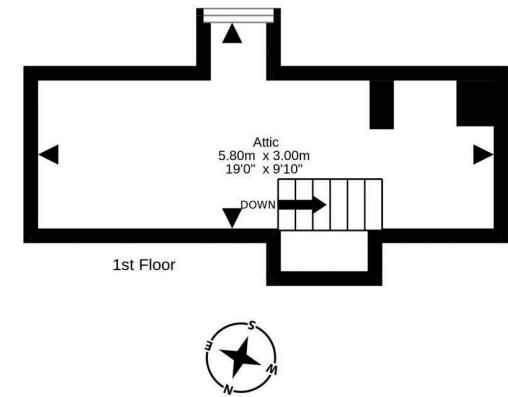
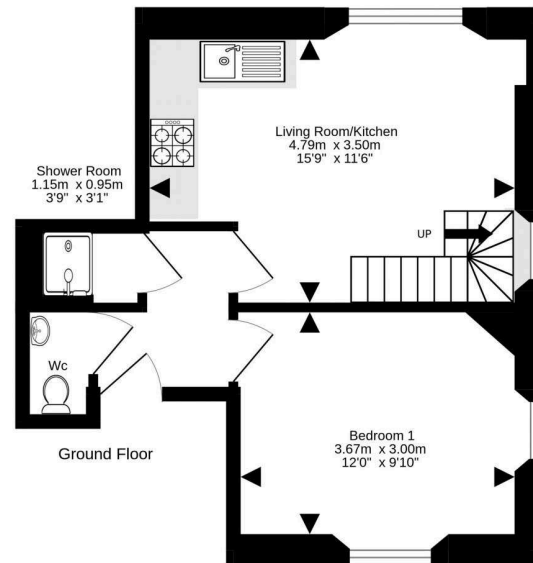
Extras included in the sale are all blinds, bed, wardrobe, dining table and desk. EPC rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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