



Duddingston

Flat 14, 61 Park Avenue
EH15 1JP



First floor duplex flat

OFFERS OVER £235,000

- Hall
- Kitchen
- Living/dining room
- 2 double bedrooms
- Bathroom
- Electric heating
- Double glazing
- Well maintained communal grounds
- Designated parking space
- Private basement storage
- B Listed former Schoolhouse

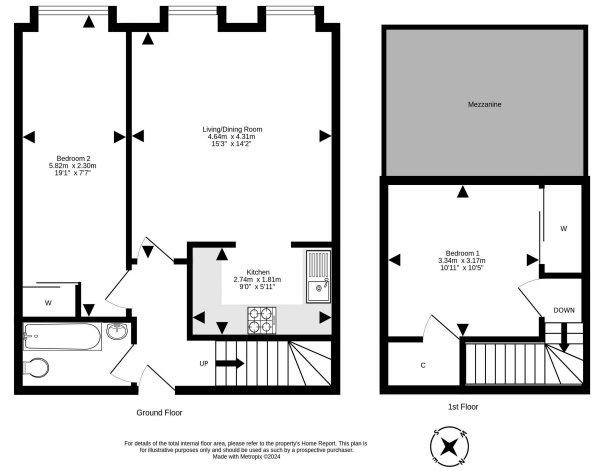


Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









Viewing is highly recommended for this well presented first floor duplex flat within a B listed former schoolhouse and located within the popular Duddingston area. Many recreational facilities can be found within easy reach and include a choice of golf courses, gyms, Portobello beach and Promenade, Arthur's seat, and Holyrood Park. A choice of excellent schooling can also be found locally from Primary to Secondary level and a choice of public transport, including a range of local buses and the nearby Brunstane Train Station, is also available. Shopping facilities can be found locally with further shopping available at nearby Portobello and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants.

Recently redecorated by the sellers, the property is accessed via a well-maintained shared entrance and the flat opens to the hall with entry phone and stairs to the upper level. The living/dining room is found to the front of the property and features two sash and case windows allowing natural light, and the kitchen off. The kitchen offers a range of wall and base units, integrated oven and hob, a washing machine, and an under-counter fridge freezer. There are two double bedrooms, the first of which has a built-in mirrored wardrobe. Upstairs is a mezzanine bedroom which also has a built in mirrored wardrobe, and an additional storage cupboard. Completing the accommodation is a bathroom with partially tiled walls, a bath with an electric shower unit overhead, wash hand basin and WC.

The flat has recently been redecorated throughout by the sellers with new carpets being laid in the bedrooms, hall, stairs and bathroom. There is access to well-maintained communal grounds and a designated parking space. Additional benefits include electric heating complemented by double glazed windows, and access to a designated storage area in the basement of the building.

EXTRAS

All aforementioned white goods, carpets, blinds and light fittings to be included in the sale (no warranties to be given).

OFFERS

Offers Over £235,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc