



31(2F2) Duff Street,  
Edinburgh, EH11 2HT





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With stylish contemporary interiors perfectly blended with traditional charm, this beautifully presented 2nd floor flat offers spacious versatile accommodation. Upgraded by the current owners the flat has excellent storage facilities and gas central heating and forms part of a traditional tenement building with secure entry system and shared garden to rear.

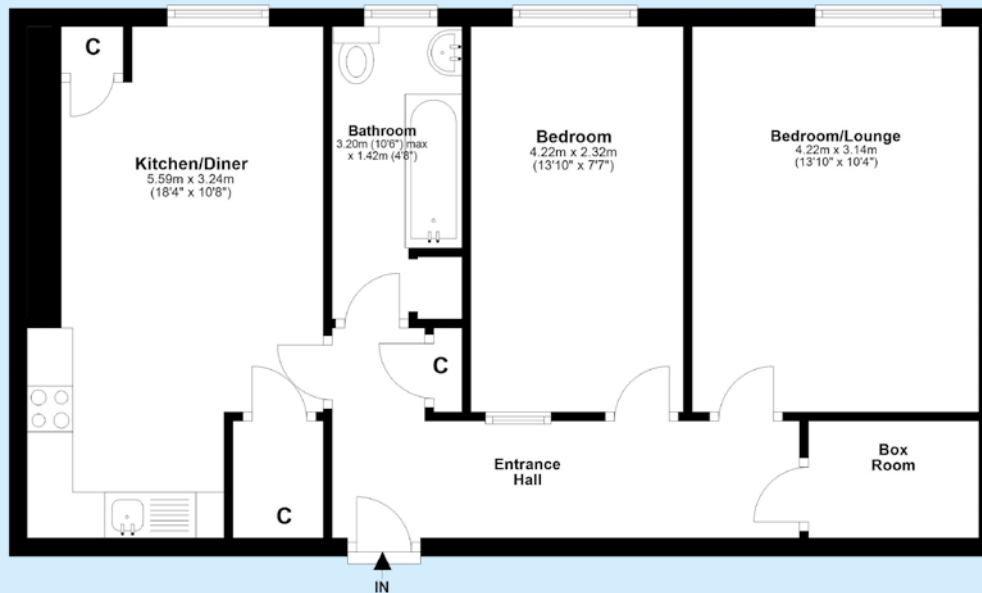
The accommodation includes an entrance hallway with shelved cupboard and a useful box room. The lounge is a lovely room with laminate flooring and ceiling cornicing and could be utilised as a double bedroom if desired. The large dining kitchen has ample space for dining and living room furniture and has two cupboards, one with the washing machine and window to the front looking down towards Duff Street. The kitchen area is fitted with white gloss base and wall units with the oven, hob, hood and fridge/freezer to remain. There is a spacious double bedroom and completing the accommodation is the bathroom with three piece white suite with shower over the bath, window and shelved alcove.

Early viewing of this striking flat is essential to fully appreciate the well-presented accommodation on offer.

### Area Description

The property is situated in the popular Dalry area of the city, within excellent walking distance of the west end of the city centre and Haymarket Station. The property is well located for major train, tram and bus routes and Dalry offers an abundance of shops, bars and restaurants.





## Accommodation

Lounge/Bedroom:	4.22m x 3.15m	(13'10" x 10'4")
Kitchen / Lounge:	5.6m x 3.25m	(18'4" x 10'8")
Bedroom:	4.22m x 2.3m	(13'10" x 7'7")
Bathroom:	3.2m x 1.42m	(10'6" x 4'8")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract.

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