

205/5 Duddingston Park  
South,  
Edinburgh  
EH15 3EJ

cameron stephen  
solicitors & estate agents





### accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen / breakfastroom
- Master bedroom with en suite shower room
- Second double bedroom
- Bathroom

### features

- Gas central heating
- Double glazing
- Security entryphone system
- Residents parking
- Bin stores
- Good storage throughout

### description

Excellent, second floor flat in a quiet residential development, only a few minutes drive from the A1. The accommodation comprises entrance hall, sitting room/dining room, breakfasting kitchen, master bedroom with fitted wardrobes and en suite shower room, second double bedroom with fitted wardrobes and bathroom. The property benefits from gas central heating, double glazing, a security entryphone system and residents parking. Overall this is a superb first time buyer or buy to let opportunity which must be viewed to be fully appreciated.

### further information

EPC Band: C  
 Home Report Value £150,000  
 Items to be included: Carpets and flooring, light fittings and kitchen appliances.

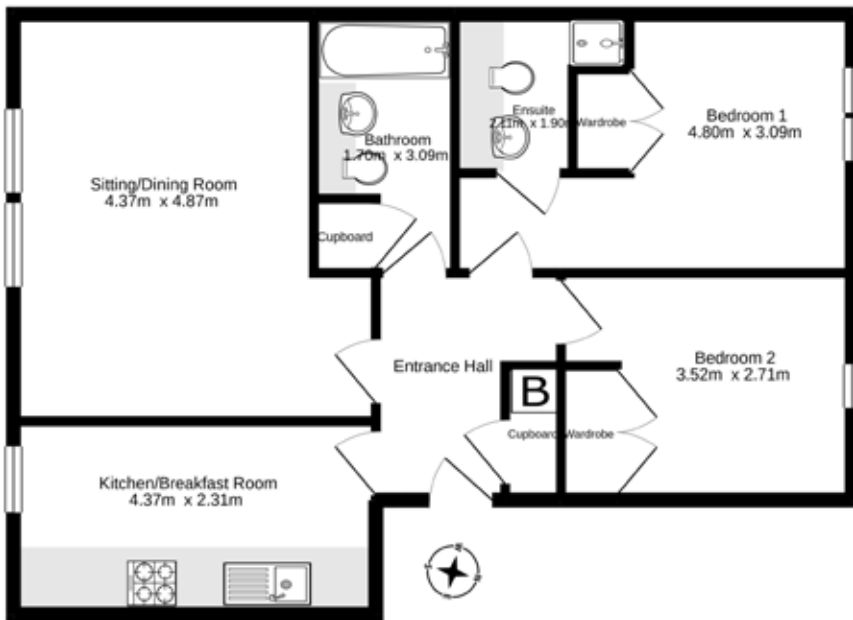
### asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)





### Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 1/2021



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