



DUDDINGSTON CYGNET COURT 100/5 DUDINGSTON ROAD

VIEWING – Thursday 6-8pm or by
appointment contact selling agents

Spacious top floor flat in small private
development.

- ATTRACTIVE TOP FLOOR FLAT
- SMALL PRIVATE DEVELOPMENT
- LIVINGROOM
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATH ROOM
- FLOORED ATTIC
- WHITE METER HEATING
- DOUBLE GLAZING
- ENTRYPHONE SECURITY SYSTEM
- PRIVATE PARKING

This exceptional, modern, two bedroom top floor flat, forms part of a small private development set within woodland surroundings in historic Duddingston. It offers a high degree of privacy and has private courtyard parking. The property has recently been redecorated to a very high standard and benefits from new floor coverings throughout.

Regular public transport to Edinburgh City Centre takes 15 minutes and the City bypass and main motorway networks are within easy reach.

The accommodation comprises: entrance hallway, lounge, separate fitted breakfasting kitchen, two double bedrooms and bathroom. Further benefits of the property include: double glazing, white meter heating and private parking with allocated space. The property also benefits from a floored loft providing further useful space.

ENTRANCE HALL

A good sized entrance hall with storage cupboard housing the water tanks. High level cupboard housing the meters and fuses. Entryphone handset. White meter heater. New light oatmeal carpet.



LOUNGE – 14'1 X 11'2

The lounge is a good size with neutral decor and two large double glazed windows. Attractive outlook. New light oatmeal carpet has also been fitted. White meter heater.



KITCHEN – 10'4 X 7'3

The high specification kitchen is a combination of wall and base mounted units with inbuilt, fully integrated German made appliances, including oven, hob, cooker hood, separate fridge and freezer, full size dishwasher and washing machine. Partly tiled and benefiting from a double glazed window to the rear of the room, with flooring of polished marble tiles.



BEDROOM 1 – 11'9 X 9'10

Built in double mirrored wardrobes with a fully adjustable storage system, with oatmeal carpet and fresh neutral decor. Double glazed window to the rear of the room with new metallic blinds. White meter heater.

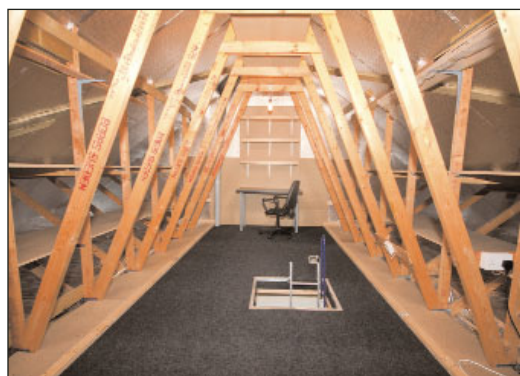
BEDROOM 2 – 11'9 X 7'11

This bedroom has double built in mirrored wardrobes with a fully adjustable storage system, fresh neutral decor and new oatmeal carpet. Double glazed window to the rear of the room with new metallic blinds. White meter heater.



BATHROOM – 6'6 X 6'6

Modern fully tiled bathroom with three piece suite which includes bath with overhead power shower and glass screen, wash hand basin with cupboard below and concealed cistern WC. A double glazed opaque window provides natural light. New metallic linoleum flooring has also been fitted. Electric wall heater.



FLOORED LOFT SPACE

There is an additional privately accessed loft space, which has been floored and carpeted. The space is accessed from a modern Ramsay ladder and benefits from dual mains lighting, electrical sockets, and large mezzanine shelving providing generous storage. The space has been fully insulated.