



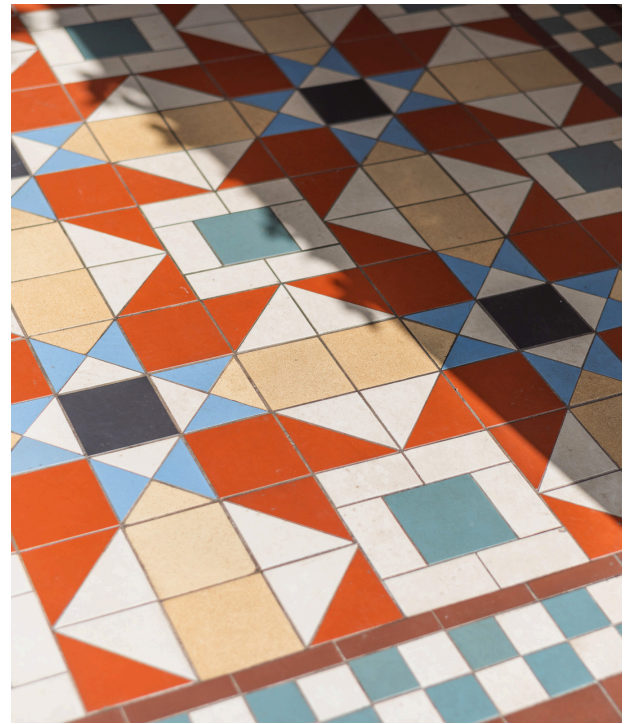
ATIVA  
PROPERTY

33 DUDDINGSTON PARK, EDINBURGH, EH15 1JU



# VICTORIAN CHARM

PERIOD FEATURES THROUGHOUT



PLUS ONE BEDROOM SELF-CONTAINED FLAT



APPROX 277 SQM



# BRIGHT & MODERN

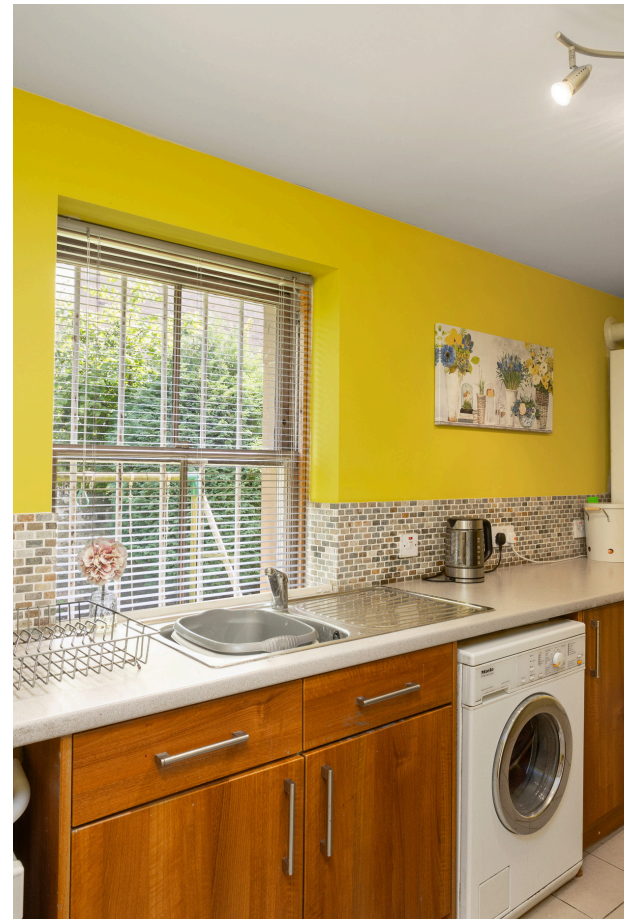
## STYLISH INTERIORS





# CONTEMPORARY DESIGN

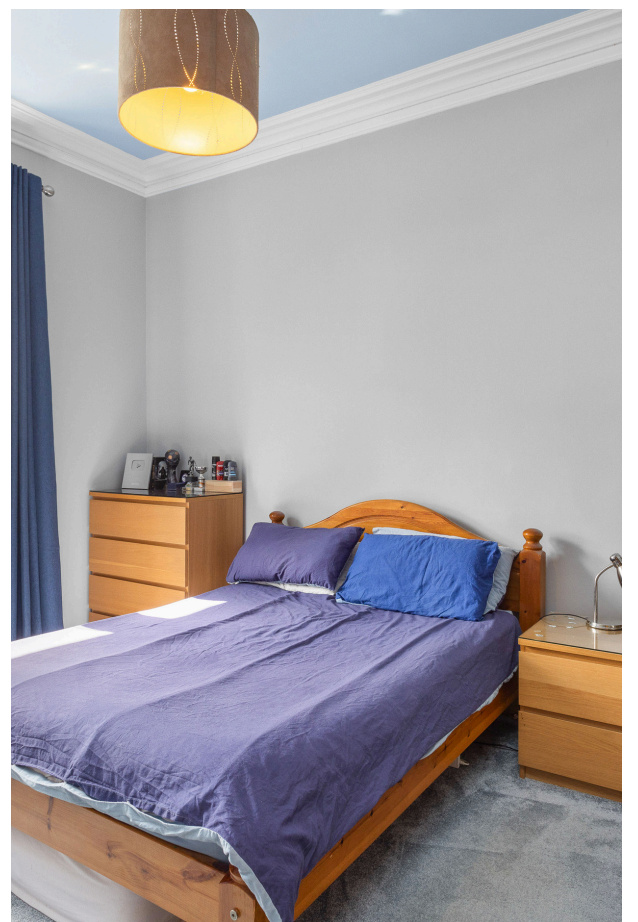
FAMILY ENTERTAINING





# SPACIOUS & ELEGANT

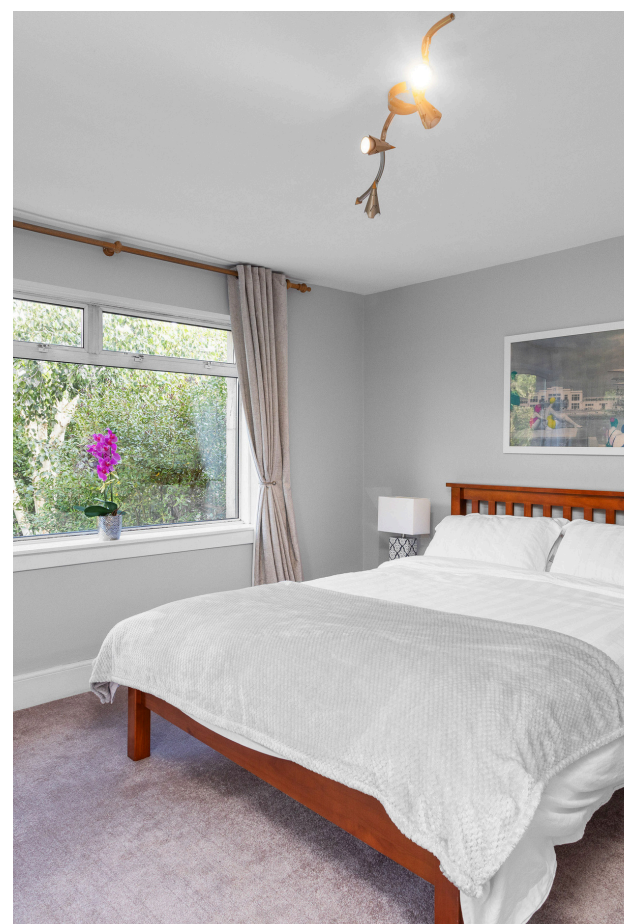
A COMFORTABLE RETREAT





# GUEST APARTMENT

SELF-CONTAINED ~ ONE BEDROOM

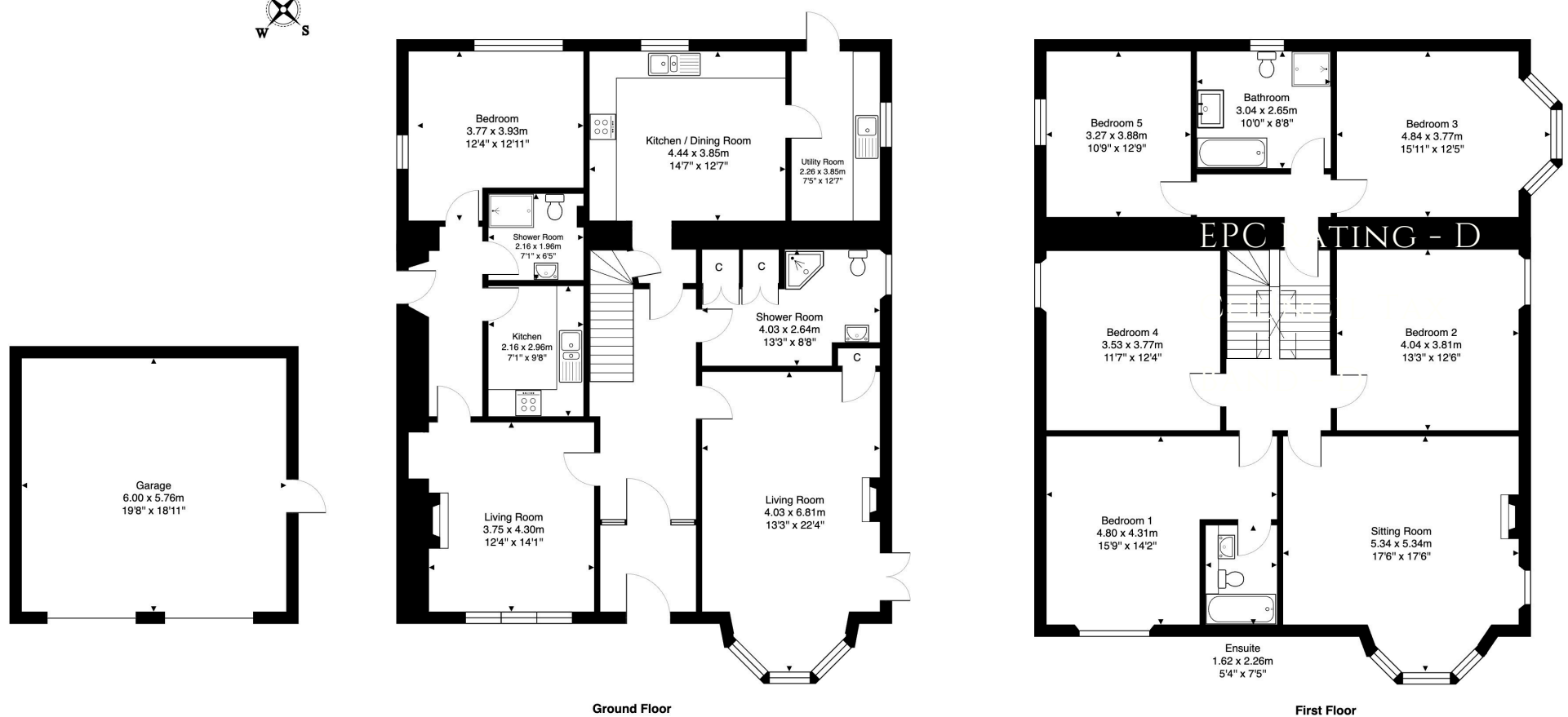




# MEASURING UP

## THE PERFECT LAYOUT & LOCATION

33 Duddingston Park, Edinburgh, EH15 1JU



NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to [fiona@ativaproperty.co.uk](mailto:fiona@ativaproperty.co.uk). The seller is not bound to accept the highest, or any offer.

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FIONA  
VERNON

DIRECTOR - MNAEA

**Interested in viewing?**

Get in touch with your preferred viewing time and date and we'll get back to you straight away.

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W [ativaproperty.co.uk](http://ativaproperty.co.uk)

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GET IN  
TOUCH.



UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.

