

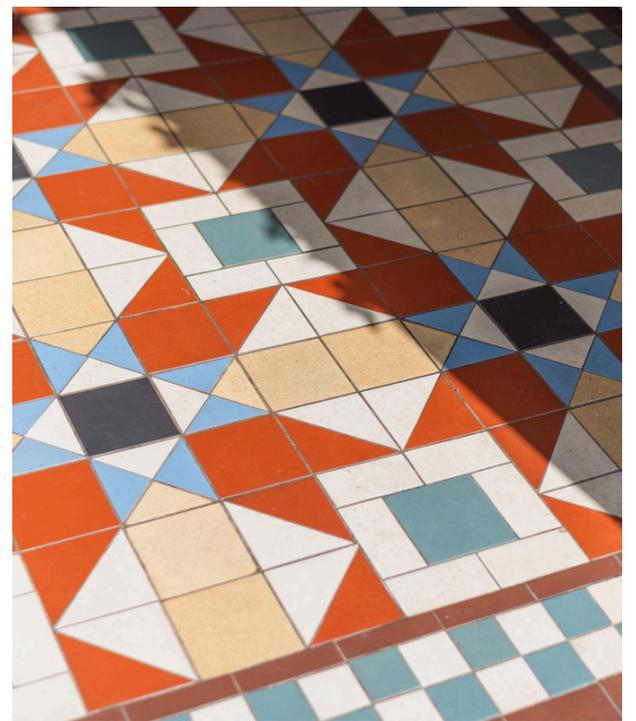


ATIVA  
PROPERTY

33 DUDDINGSTON PARK, EDINBURGH, EH15 1JU

# VICTORIAN CHARM

PERIOD FEATURES THROUGHOUT



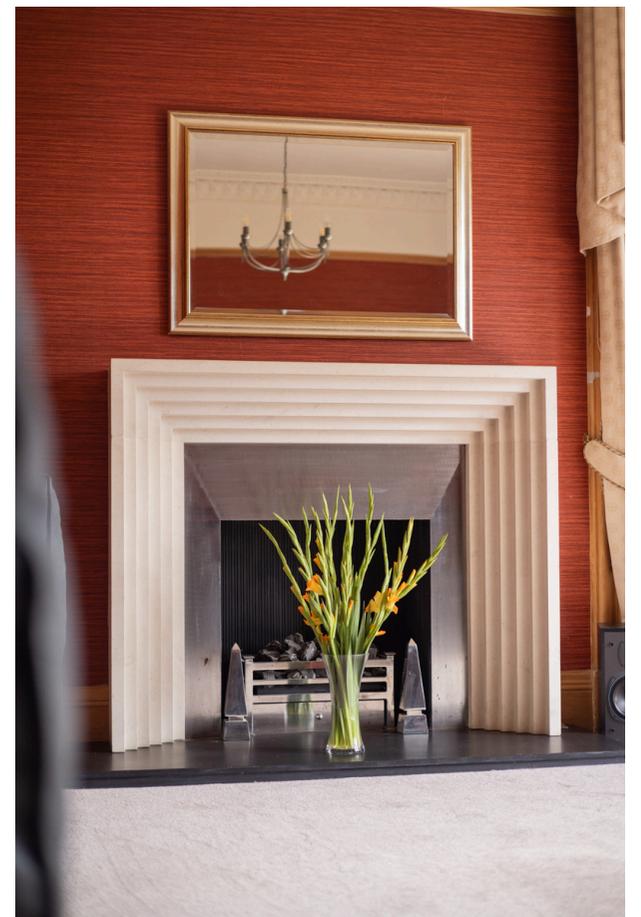
APPROX 277 SQM

PLUS ONE BEDROOM SELF-CONTAINED FLAT



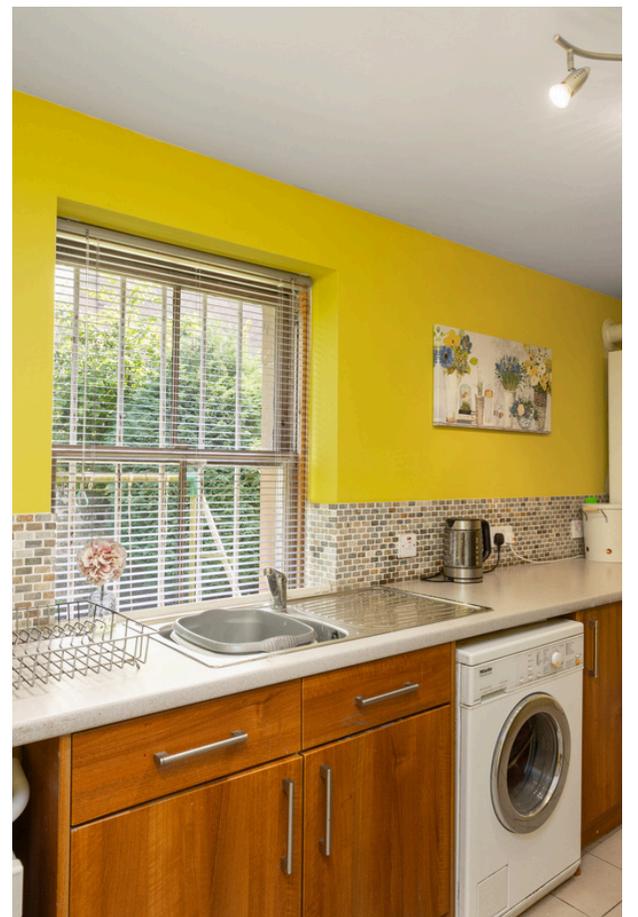
# BRIGHT & MODERN

STYLISH INTERIORS



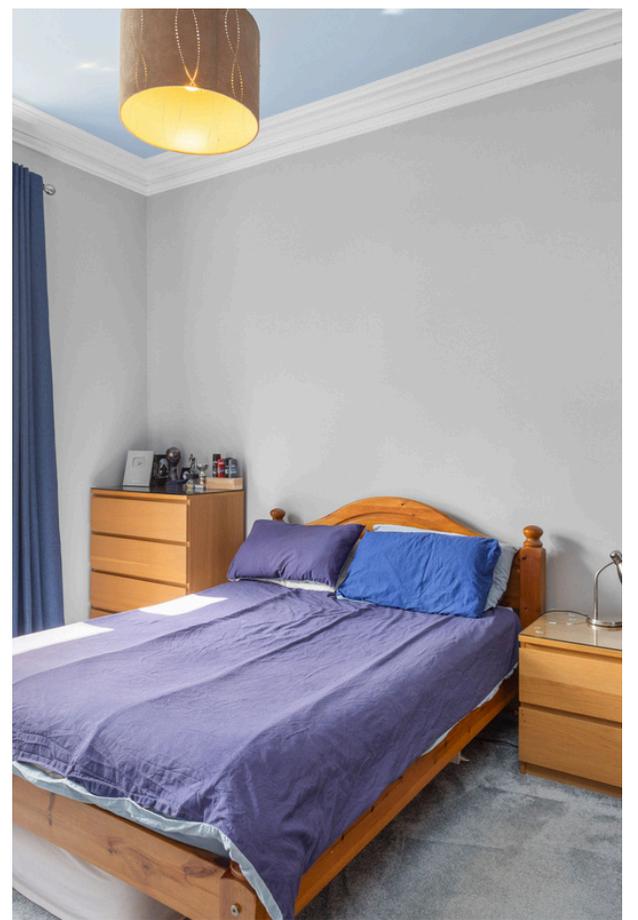
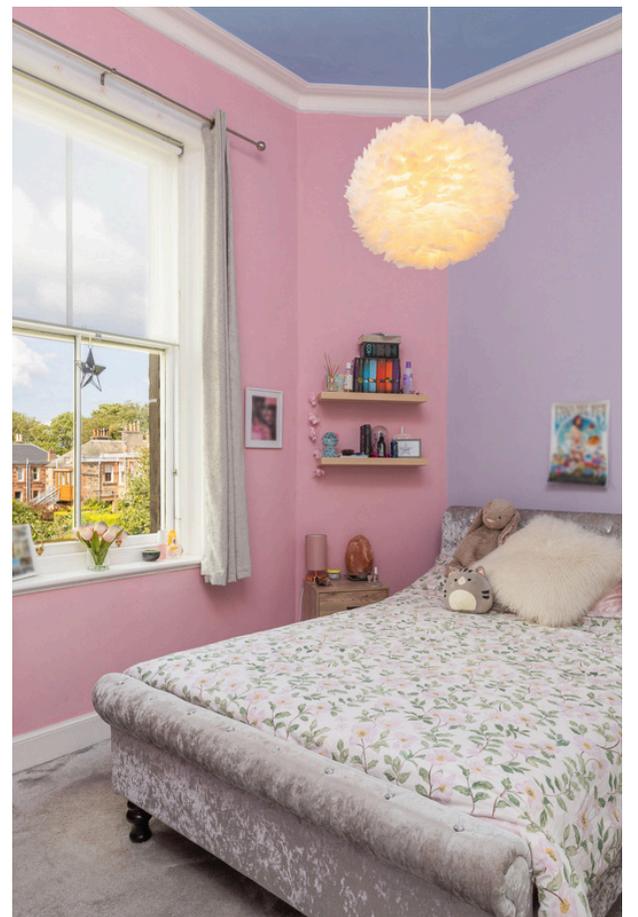
# CONTEMPORARY DESIGN

FAMILY ENTERTAINING



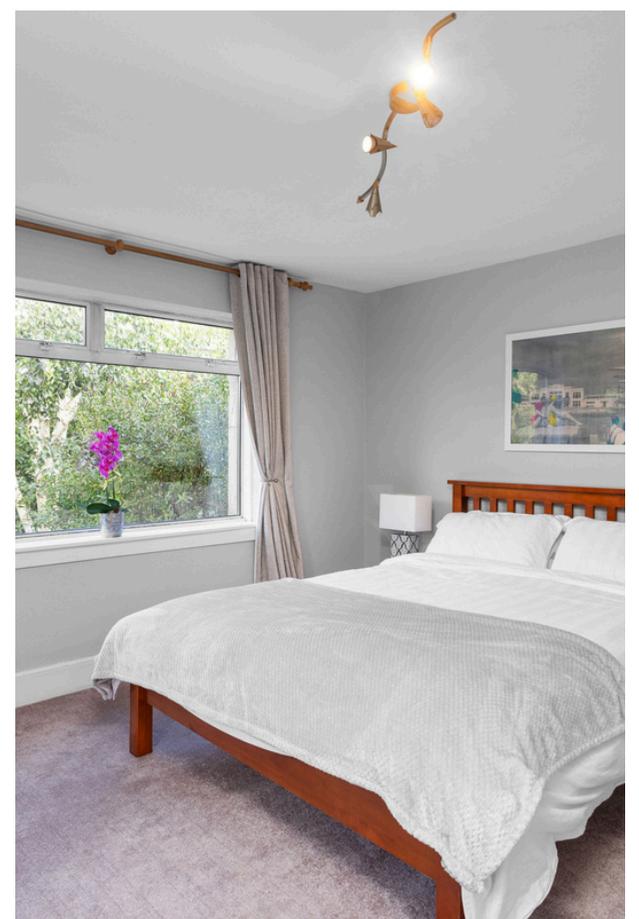
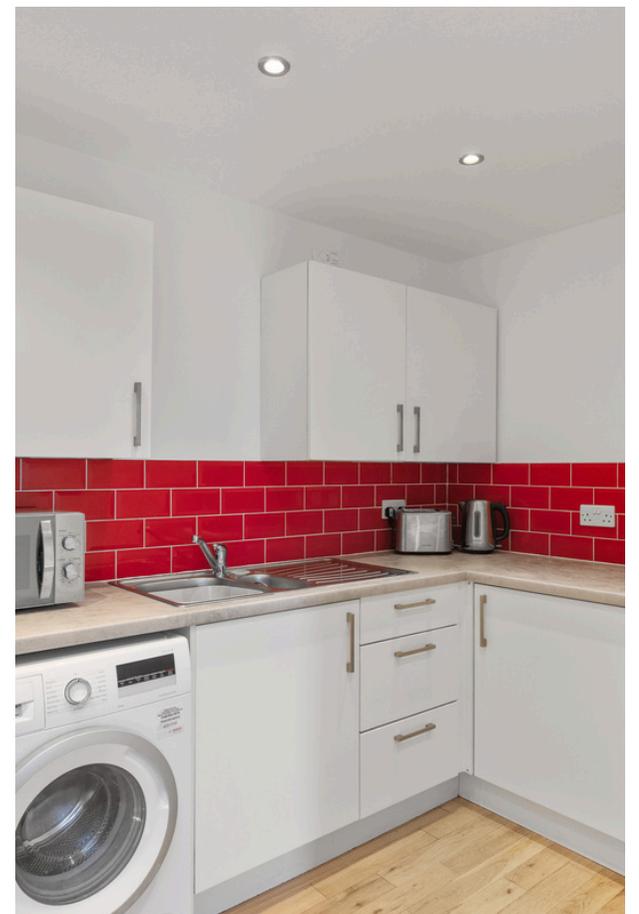
# SPACIOUS & ELEGANT

A COMFORTABLE RETREAT



# GUEST APARTMENT

SELF-CONTAINED ~ ONE BEDROOM



# MEASURING UP

## THE PERFECT LAYOUT & LOCATION

33 Duddingston Park, Edinburgh, EH15 1JU



Total Area: 304.7 m<sup>2</sup> ... 3280 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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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No guarantee is given as to the working conditions of any appliances, nor that the property meets all current legal specifications. It should not be assumed that the property has all required planning, building regulation or other legal consents. The photographs, video and floorplan shown belong solely to Ativa Property Ltd.





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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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E [fiona@ativaproperty.co.uk](mailto:fiona@ativaproperty.co.uk)

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

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GETTING  
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.

