

OFFICES TO LET

Duddingston House

Edinburgh EH15 1RB



**Lambert
Smith
Hampton**

0131 226 0333



- All inclusive Licence Agreements
- Competitive price
- Spectacular setting & gardens
- Fully cabled
- Onsite car parking
- Inspirational working environment
- Available for immediate entry



www.lsh.co.uk
0131 226 0333

www.cuthbertwhite.com
0131 202 1880

Duddingston House, Edinburgh, EH15 1RB



Description

Duddingston House is a fully restored classical stone built villa. The surrounding parkland is now occupied by Duddingston Golf course and Holyrood Secondary School. The villa has an impressive entrance the “great hall” together with a number of other functions rooms, all of which can be utilised by the tenants by prior arrangement.

Accommodation

Each suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

| | Sq. m. | Sq. ft. | Floor |
|---------|--------|---------|--------|
| Suite 1 | 57 | 614 | Ground |
| Suite 4 | 12 | 129 | Ground |
| Suite 6 | 22 | 237 | First |

Energy Performance Certificate: **G** 107

Location

Duddingston House is located close to the historic village of Duddingston which is home to Duddingston Kirk and situated adjacent to Holyrood Park. Located less than 4 miles east of Edinburgh City Centre on Milton Road West (A1), which provides excellent road links to Edinburgh City Centre, Edinburgh City Bypass (A702) and of course south to Berwick Upon Tweed and Newcastle via the A1.

Brunstane railway station is located on Milton Link with regular services via Edinburgh. Newcraighall Park and Ride is also nearby serving Queen Margaret University Campus. There are regular bus services on Milton Road West for Edinburgh City Centre and further afield to East Lothian and the Borders.

Viewing

Strictly by appointment through the sole letting agent:

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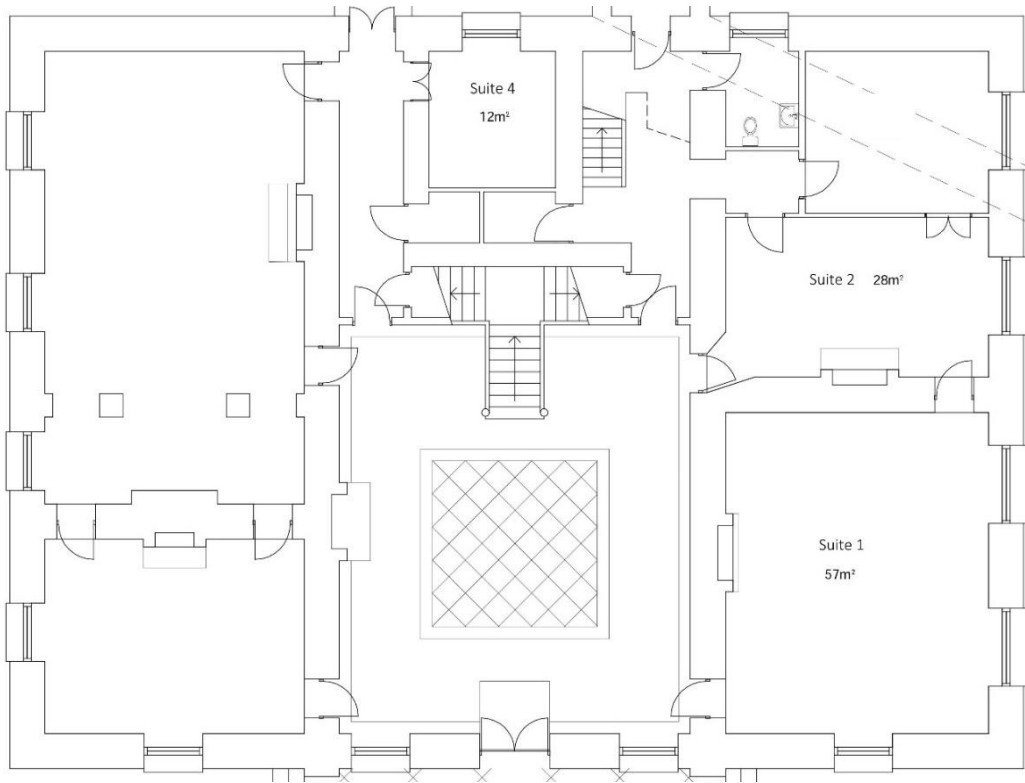
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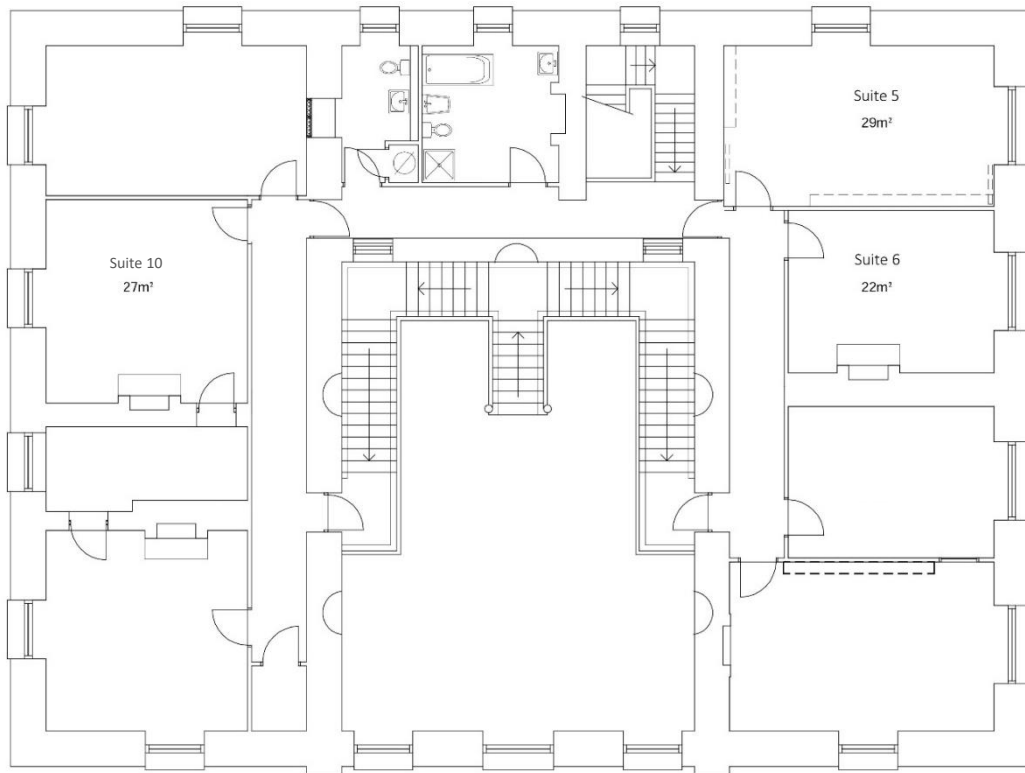


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Ground Floor Plan



First Floor Plan



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