

# 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](http://www.lsh.co.uk)  
**0131 226 0333**

[www.cuthbertwhite.com](http://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 4	12	129	Ground
Suite 5	29	312	First
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:

Geoff Scott  
+44 (0)7872 822 314  
[gscott@lsh.co.uk](mailto:gscott@lsh.co.uk)

Ian Davidson  
+44 (0)7720 055 655  
[idavidson@lsh.co.uk](mailto:idavidson@lsh.co.uk)

Nick White  
+44(0)7786 171266  
[nick@cuthbertwhite.com](mailto:nick@cuthbertwhite.com)

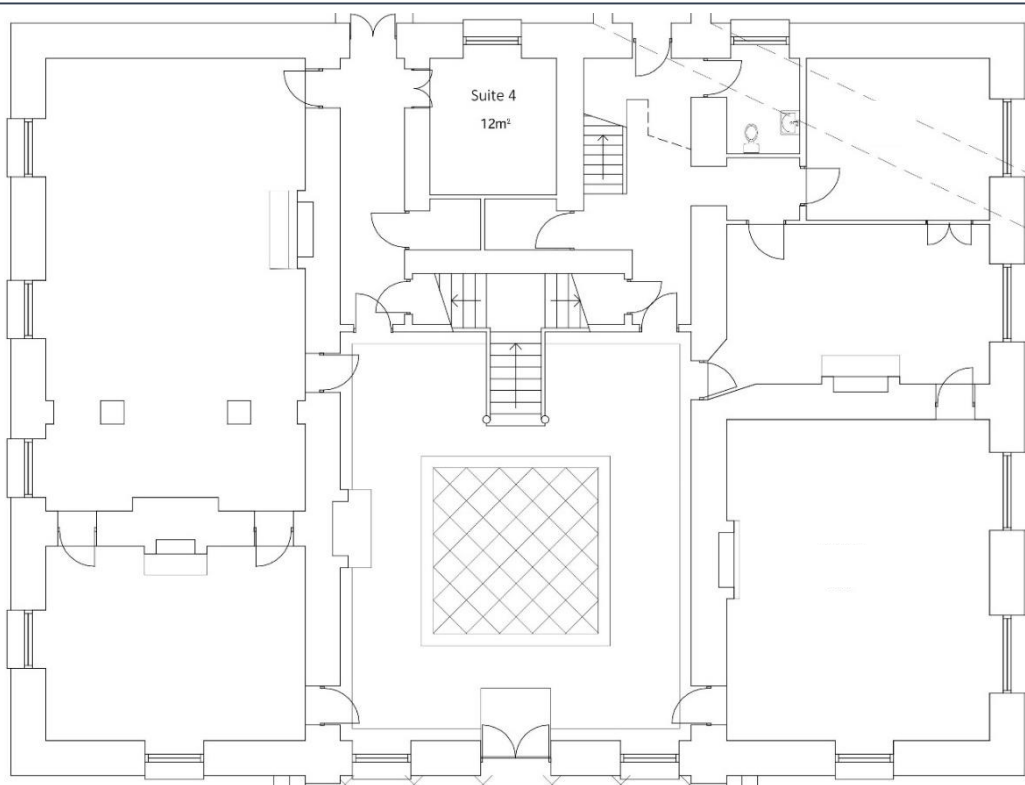
Sara Dudgeon  
+44(0)7810 117888  
[sara@cuthbertwhite.com](mailto:sara@cuthbertwhite.com)



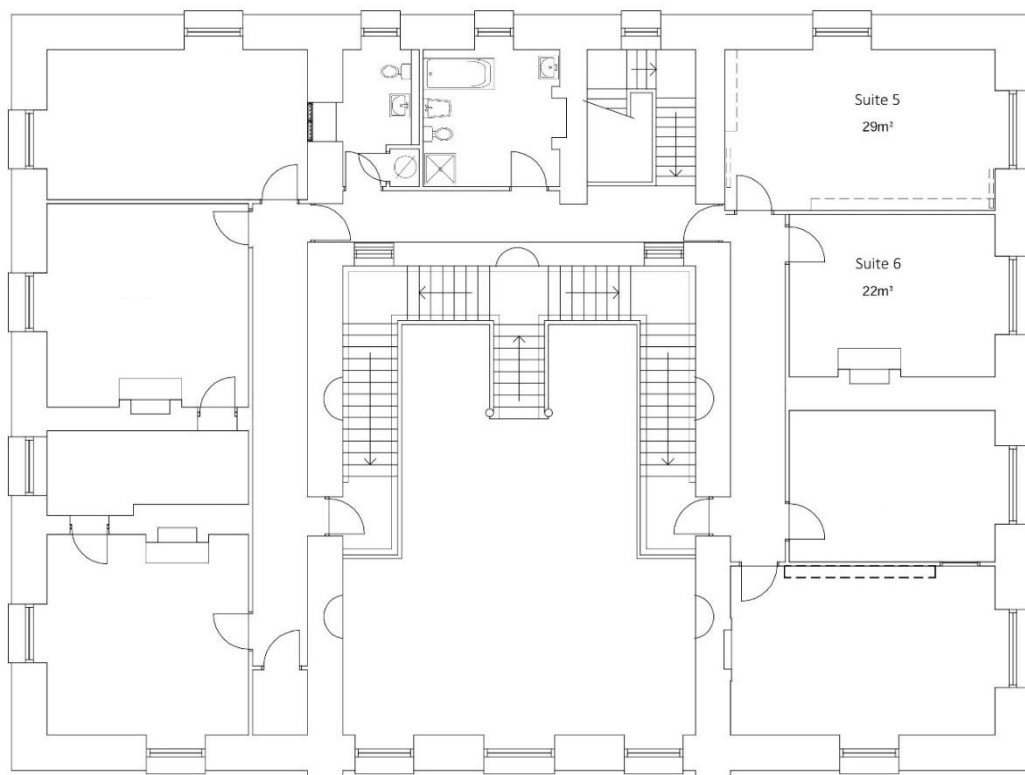


# Duddingston House, Edinburgh, EH15 1RB

## Ground Floor Plan



## First Floor Plan



Misrepresentation Act 1967: CuthbertWhite for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CuthbertWhite has any authority to make or give any representation or warranty whatever in relation to this property. Published: June 2015