





# DESCRIPTION

Step inside this spacious three bedroom apartment which offers open plan living with abundance of light. the property also benefits from primary bedroom with en-suite and fitted wardrobes to provide ample storage.

You don't want to miss the opportunity to call this your own, call now to arrange a viewing

The property features:

- Welcoming entrance hallway with plenty of storage
- Bright and spacious open plan lounge/kitchen/diner
- Family bathroom with shower over the bath
- Primary Bedroom with en-suite and fitted wardrobes
- Second double bedroom with fitted wardrobes
- Third bedroom/office
- Shared garden/bike shed/bin store
- Off-street parking available

To schedule a viewing, please call 0131 297 3177.



# LOCATION

Niddrie Mains Road lies on the south East side of Edinburgh, just over three miles from Princes street. There are plenty of useful local shopping and amenities on the doorstep and Fort Kinnaird Retail Park and Cameron Toll Shopping Centre are close-by offering a varied range of shops and supermarkets. The area is well served by regular bus routes into the city and to towns and villages along the East Coast. The nearby City bypass provides easy connections to the A1, Edinburgh Airport and the motorway network. There is a selection of schooling from nursery to secondary and at further education level there is Queen Margaret University and Edinburgh College. Leisure facilities include The University of Edinburgh Peffermill playing fields which boast some of the finest sports pitches in Scotland and the Jack Kane Leisure Centre. A short distance away you can take advantage of Duddingston 18 or Portobello 9 hole golf courses, not to mention Bannatynes Health and Fitness Club. Leisurely walks can be enjoyed at Craigmillar Castle Park, Arthur's Seat & Holyrood Park.

