



## DESCRIPTION

Calling all first time buyers!

This two bedroom second floor flat offers bright and spacious living throughout. It is also ideally located for commuting in and out of the city with local transport links available.

Internal viewing is highly recommended!

The property comprises of :

- Welcoming hallway
- Fully fitted breakfast/kitchen area
- Bright and spacious lounge with Juliet Balcony
- Two double bedrooms
- Family bathroom
- Residents parking available
- Access to shared garden and bike shed
- Great location

Viewings by appointment call Gibson Estate Agents now to arrange 0131 2973177



## Location

Niddrie lies to the south east of the City. 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. 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.

