



**boyd** property

32 Niddrie Marischal Crescent  
EDINBURGH | EH16 4LA

# 32 Niddrie Marischal Crescent

EDINBURGH | EH16 4LA

## Description

Viewing is highly recommended to appreciate this 3-bedroom mid terraced house in the popular Niddrie area of Edinburgh. The property would now benefit from general cosmetic updating however offers a well-proportioned family home. The accommodation briefly comprises a hall, lounge, fitted kitchen, upstairs landing, three double bedrooms and a bathroom. The property benefits from gas central heating, double glazing, good storage facilities including attic space, private gardens to the front and rear with ample on street parking available to the front.

## Location

Niddrie lies to the south east of the City Centre and is well served by the local public transport system linking with most of the surrounding areas of the City. Many local retailers including banks, chemists and post office are close to hand for daily shopping needs together with a local 24hour Asda and many specialist retailers at nearby Fort Kinnaird retail park. Good schooling can be found at all levels locally. Many leisure and recreational facilities are close at hand including golf courses, health clubs. The property is ideally located to take advantage of the proximity to the A1 and City Bypass for the commuter and a frequent public transport service passes along the main road and provides access to most parts of the City and surrounding area. There is a park and ride rail station at Newcraighall.

## Extras

All fitted floor coverings.



## Features

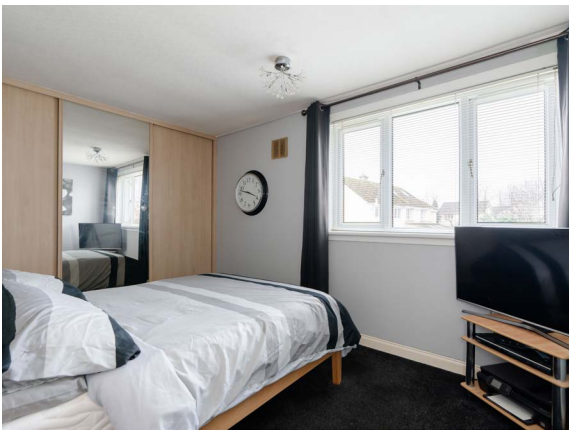
- Hall
- Lounge
- Kitchen
- Upper landing
- 3 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Good storage facilities
- Attic
- Private gardens to front and rear
- On street residents parking

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For price and viewing information please scan the QR code.

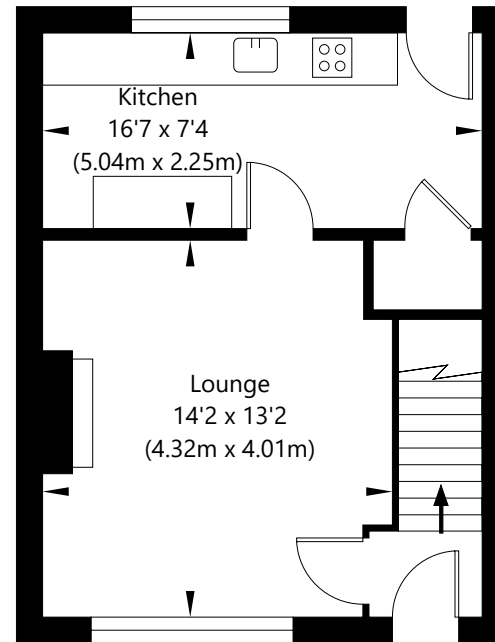
All our property home reports can be accessed instantly via [www.espc.com](http://www.espc.com). This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



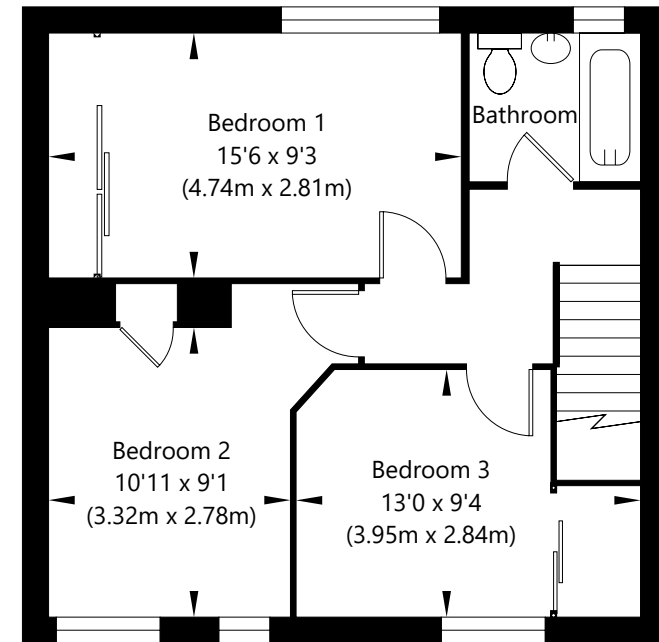
Approx. Internal Area 79.33 Sq M / 854 Sq Ft.  
Not to scale. For identification only.  
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#### Ground Floor



#### First Floor



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