

9 (Flat 1) Greendykes Road
Edinburgh, EH16 4GS



"9 (Flat 1) Greendykes Road is a bright & spacious, two double bedroom ground floor flat, which is in move in condition"

- HALLWAY
- LIVING / DINING/ KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE ENCLOSED REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Niddrie has undergone significant development in recent years to create a diverse and leafy residential area, popular with families and professionals alike. The area offers a wealth of sport and fitness facilities with a gym, fitness classes, racquet sports courts and outdoor pitches for football, rugby and hockey. Residents of Niddrie enjoy excellent services and amenities, namely a Lidl supermarket, a Tesco Express and a range of independent shops, local businesses, cafes and takeaways on Niddrie Mains Road. More extensive shopping and leisure facilities are provided at Fort Kinnaird retail park, which is just a short bus or car journey away. Niddrie is within the catchment area for nursery and primary schooling Niddrie Primary School and St Francis' RC primary school, followed by secondary education at neighbouring Castlebrae High School and Holy Rood RC High School. An extensive public bus network offers swift and frequent links across the capital, day and night. Owing to its southeasterly location, Niddrie allows easy access to the A1 and Edinburgh City Bypass

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

9 (Flat 1) Greendykes Road is a bright and spacious, two double bedroom ground floor flat, forming part of an exclusive modern development built circa 2020.

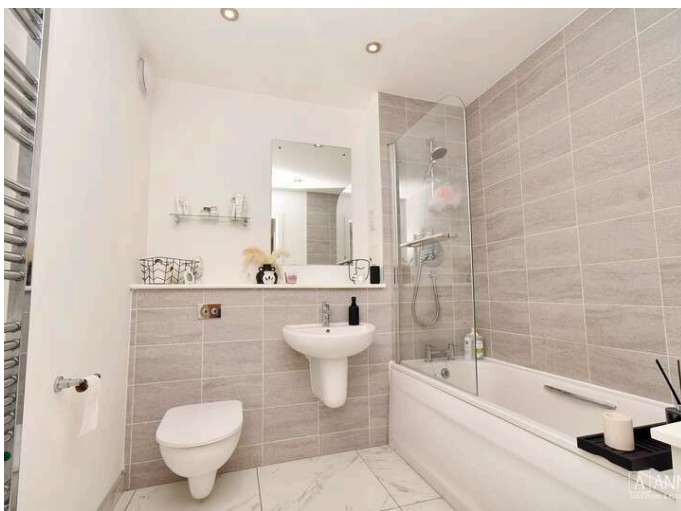
Entered through a secure door entry system with a separate Ring doorbell into the property, the accommodation comprises: welcoming entrance hall with two cupboards off; well proportioned contemporary living / kitchen / dining area with French door providing access to rear garden; double bedroom one with built-in-wardrobe; double bedroom two and internal stylish bathroom with mains operated shower over bath.

Further benefits are gas central heating, double glazing, private enclosed rear garden with easily maintained astroturf and generously proportioned purpose built external storage, unrestricted parking, great local amenities such as Fort Kinnaird, regular transport links and easy access onto A1, City bypass and beyond.

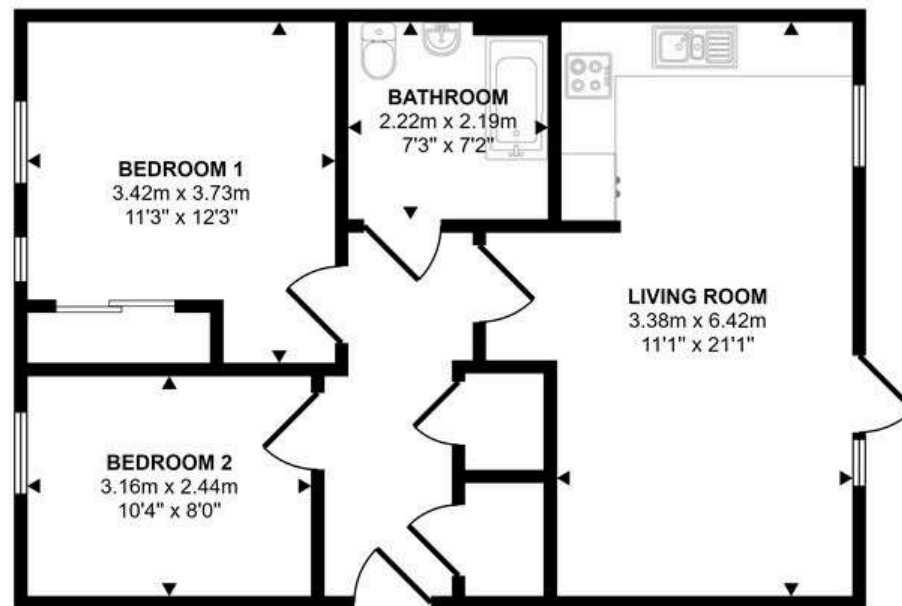
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
59 sq m / 639 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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