



22 Niddrie Mill Drive

NIDDRIE | EDINBURGH | EH15 3HB



MURRAY
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22 Niddrie Mill Drive is a stunning, mid-terrace family home with off-street parking and both front and enclosed rear gardens. This well-presented and stylish house is immaculately presented and within an easy commute to the city centre.

Accommodation:

Welcoming hall with generous storage cupboard; living room with electric fire under a timber mantel piece and patio doors to an enclosed rear garden; fitted kitchen with a range of floor standing and wall mounted units; double bedroom 1 with built-in wardrobes; double bedroom 2; shower room with a white three-piece suite comprising WC, wash hand basin and shower cubicle.

Outside:

Front garden with driveway parking and mature borders. Enclosed rear garden with patios and raised beds. The garden shed is also included in the sale.

Extras

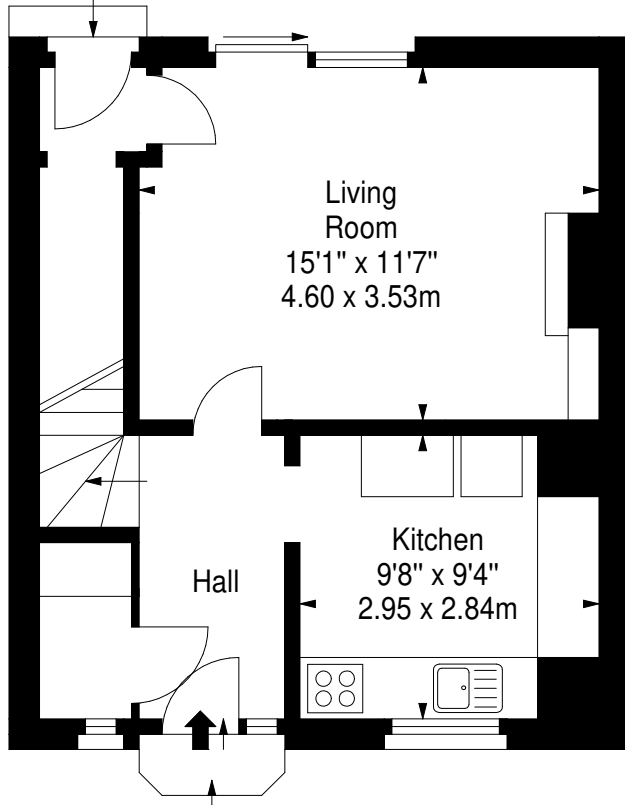
All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order, are strictly "sold as seen". The fridge freezer, oven, gas hob, washing machine and tumble dryer are all included in the sale, and whilst believed to be working no warranties will be given.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

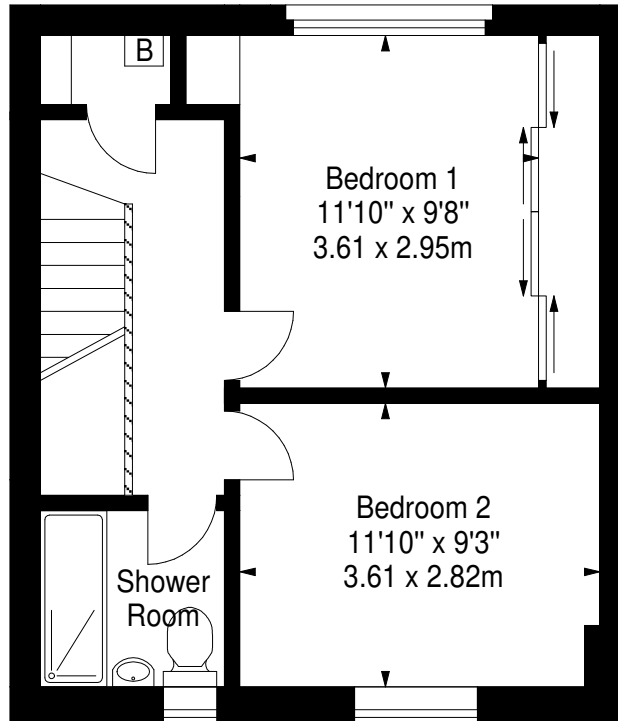




Approx. Gross Internal Area
 776 Sq Ft - 72.09 Sq M
 For identification only. Not to scale.
 © SquareFoot 2024



Ground Floor



First Floor

Location

Niddrie is served by an excellent range of local amenities, including a 24-hour Asda Superstore at The Jewel and comprehensive shopping at Fort Kinnaird with its multitude of shops, restaurants and multi-screen cinema. Leisure and recreational facilities include The Jack Kane Park, Arthurs' Seat and the wide-open spaces of Holyrood Park, several golf courses and Craigmillar Castle Park. Local schooling is well-represented from nursery to secondary level and the location is convenient for those working or studying at the Edinburgh University campuses and the Royal Infirmary at Little France. There is good road access to the City Centre and the A1 provides easy and quick access to the wider road network of central Scotland. Regular bus services run from Duddingston Park South and Niddrie Mains Road, and Newcraighall train station makes commuting to the city centre an easy exercise.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.