



23 Maltman Street
NIDDRIE | EDINBURGH | EH16 4XL


warners
solicitors & estate agents



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Warners is delighted to present to market his three-bedroom mid-terraced house in Edinburgh's area of Niddrie, this home is a charming and spacious property offering comfortable living spaces. Situated in a desirable location, it provides easy access to local amenities, schools, the Royal Infirmary and transportation links. The property features a large sitting room, which serves as a versatile space for relaxation and entertainment. The room is well-lit, featuring large windows that allow natural light to illuminate the area. Adjacent to the sitting room is a separate kitchen/dining room. This area is designed to accommodate both cooking and dining needs, with plenty of room for a dining table and chairs. The kitchen is equipped with modern appliances, ample storage cabinets, and countertops, providing an efficient and functional space for culinary activities. From the kitchen, French doors give direct access to the landscaped rear garden, which features a patio area and covered pergola, allowing for easy outdoor dining or relaxation. Conveniently located on the ground floor is a handy WC, offering additional convenience and practicality for residents and guests. Moving to the upper level, you will find three bedrooms. Each bedroom is spacious and can comfortably accommodate a double bed and other bedroom furniture. The master bedroom benefits from integrated storage and ensuite shower room, providing privacy and convenience. In addition to the ensuite, there is a family bathroom on the upper level boasting a stylish three piece suite, shower over bath. Overall, this three-bedroom mid-terraced house offers a comfortable and well-designed living space, perfect for a wide range of buyer. In brief it comprises:

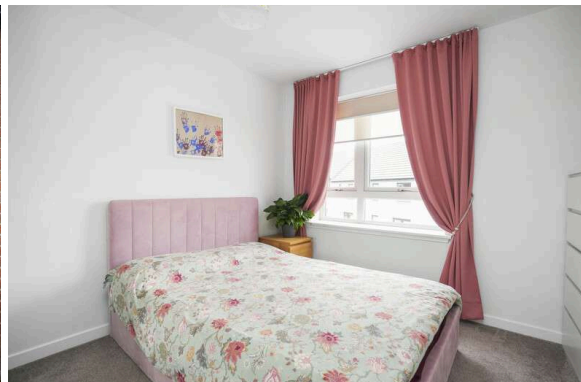
- Welcoming hallway
- Spacious living room with large windows
- Separate kitchen/diner with direct access to private rear garden
- Handy WC on the lower level
- Three spacious bedrooms with the master bedroom featuring an ensuite
- Contemporary family bathroom
- Gas central heating and double glazing
- Dedicated driveway and plenty of visitor parking at the front and back of property
- Ample storage space, including the loft converted into extra storage room

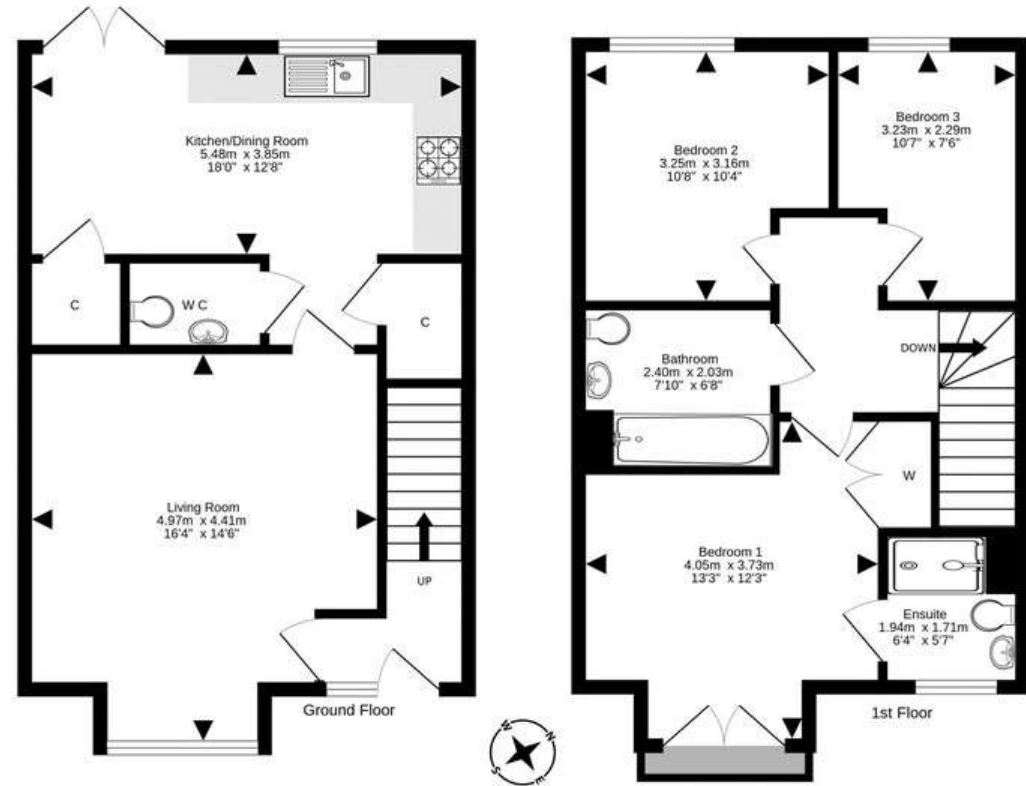
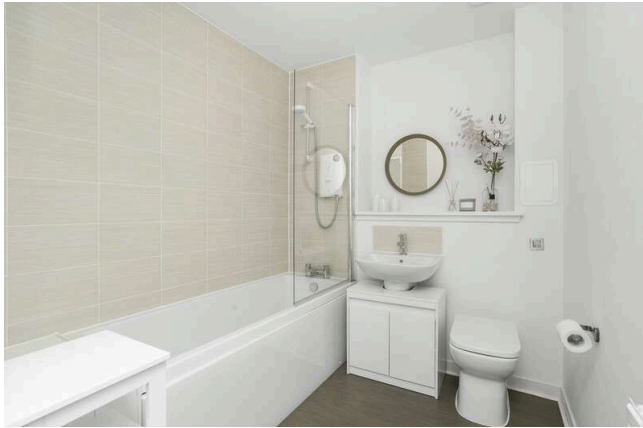
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, wall-mounted TV brackets, integrated appliances, curtains and blinds will be included in the sale while other items of furniture and appliances can be available with separate negotiation. EPC Rating B.

The popular Niddrie area of Edinburgh offers a good range of small specialist shops serving the local community, a Lidl store, a doctors and chemist, all located along Niddrie Mains Road. Just a little further afield is the impressive Fort Kinnaird leisure park, where you can find an excellent choice of high street names, eateries and a cinema, and there's also a large Asda superstore at the Jewel. The property is close to the green open space of Hunter's Hall Park, home to the Jack Kane Sports Centre. One of Edinburgh's famous landmarks, Arthur's Seat, sits within Holyrood Park, just a short journey away and ideal for scenic walks and excellent views across the City skyline. Schooling is well represented from nursery to senior level and the property is conveniently positioned for those connected to Edinburgh Royal Infirmary. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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