



53 Niddrie House Drive  
NIDDRIE | EDINBURGH | EH16 4TP

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This three-bedroom, end-terraced home in Niddrie, Edinburgh, offers a solid foundation for those looking to invest in a property that requires some updating. On the lower level, the living room provides access to an open-plan kitchen and dining area, which then leads into a small conservatory—a feature that, while functional, could benefit from some refurbishment.

Upstairs, the property includes three double bedrooms, each spacious and bright. The shower room on this level is serviceable but may require some attention to bring it in line with contemporary expectations.

Externally, the home features a driveway at the front, adding convenience, and a rear garden that offers potential for those willing to put in some effort. Overall, this property presents a reasonable opportunity for buyers looking to modernise a home in a well-established area of Edinburgh. In brief the property comprises -

- Welcoming hall with storage.
- Spacious living room.
- Separate kitchen/dining room.
- Bright conservatory leading to the rear garden.
- Three double bedrooms.
- Upper level boasts a family shower room.
- Driveway.
- Rear garden.

The property will be sold include all contents, but no warranties will be given.

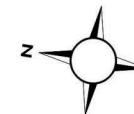
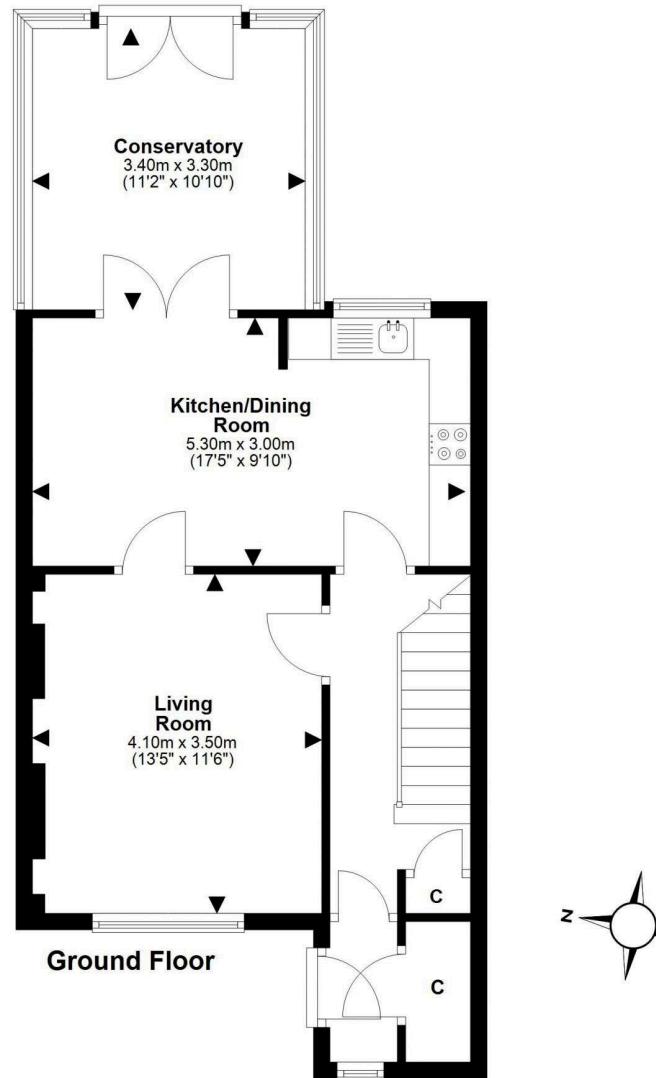
EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

