



19/8 Paterson Place
NIDDRIE | EDINBURGH | EH15 3JN


warners
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Immaculately presented two-bedroom, first floor apartment forming part of a modern development in the popular residential district of Niddrie.

This stunning apartment has been tastefully decorated throughout and is presented to the market in genuine move-in condition. The open plan living room and kitchen is especially spacious and the room is flooded with plenty of natural light, creating a fantastic space for relaxing or entertaining guests. Both bedrooms are well-sized doubles, with both rooms benefitting from integral wardrobe storage. A modern family bathroom completes the accommodation internally.

Local amenities include Fort Kinnaird and the Jack Kane Sports Centre, and the property is well located to offer access to public transport links.

Offering immense appeal to first time buyers, couples and young families in addition to holding investment potential, early viewing is highly recommended.

- Modern two-bedroom apartment
- Good local amenities
- Large open plan living room and kitchen
- Two double bedrooms, both with integral wardrobe storage
- Family bathroom
- Gas central heating
- Double glazing
- Residents' parking
- Shared bike storage

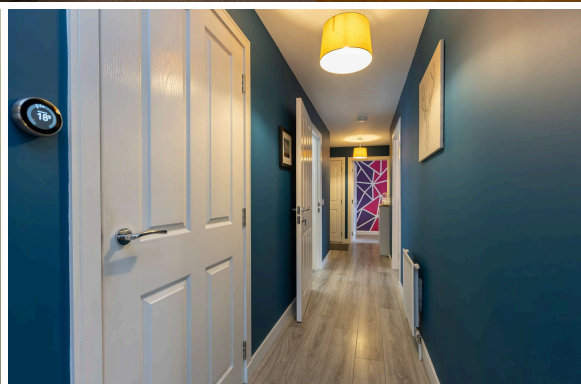
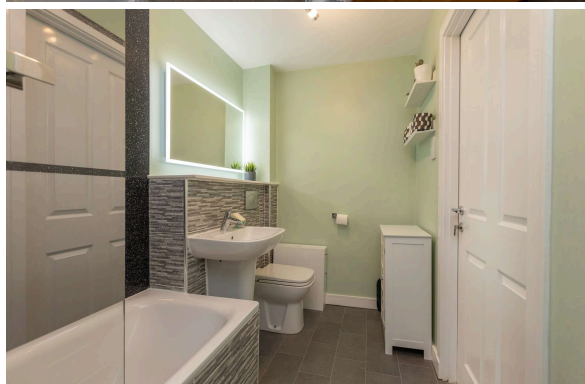
Oven, fridge/freezer, dishwasher, washing machine, white venetian blinds in livingroom, yellow kitchen roller blind, curtains and pole in master bedroom, blind in second bedroom, two white bathroom shelves, illuminated bathroom mirror, nest smart heating thermostats, lampshades in living room and hall, lampshade in second bedroom and kitchen barstools all included in sale. EPC Rating B. Council Tax Band C.

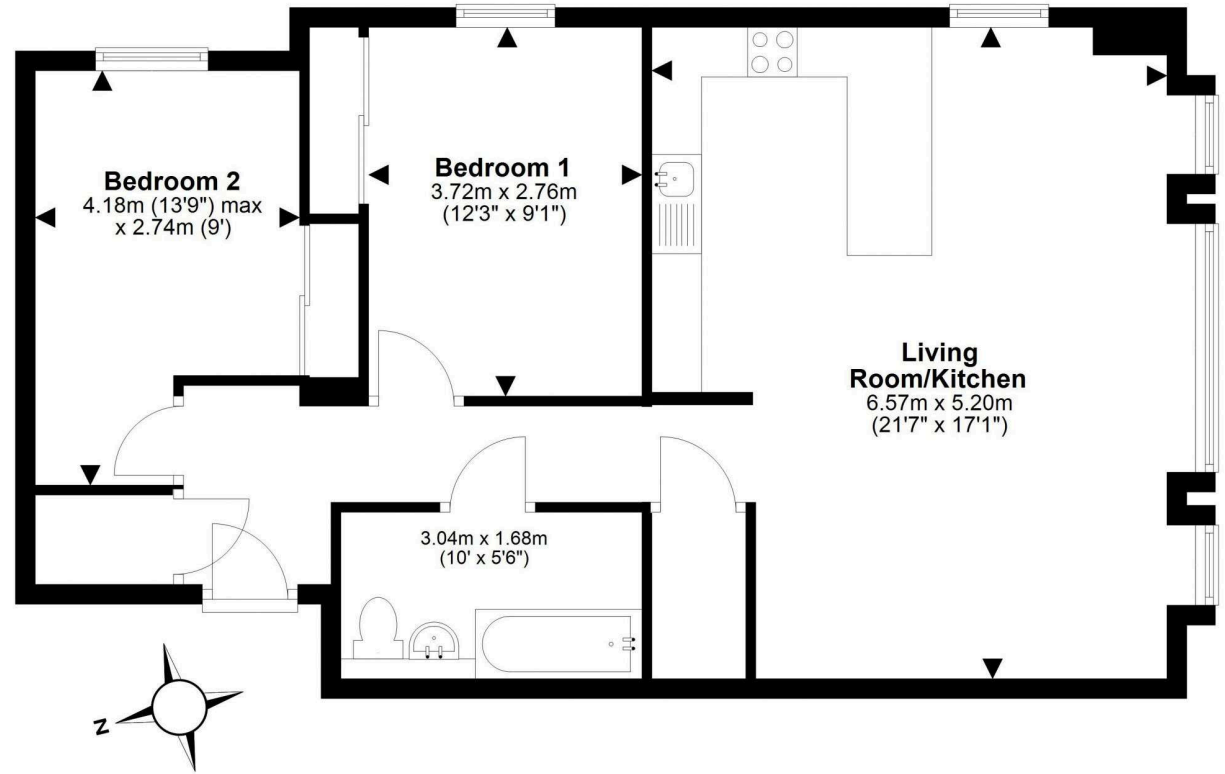
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Residential Management Group are the factor for the building, the bills are issued quarterly and vary slightly around £60 per month. This covers shared buildings insurance, stairwell cleaning and maintenance, stairwell lighting, door entry system, dry risers and fire system, garden maintenance, bin and bike storage, general sinking fund for small repairs and managing and arranging larger repairs.

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.