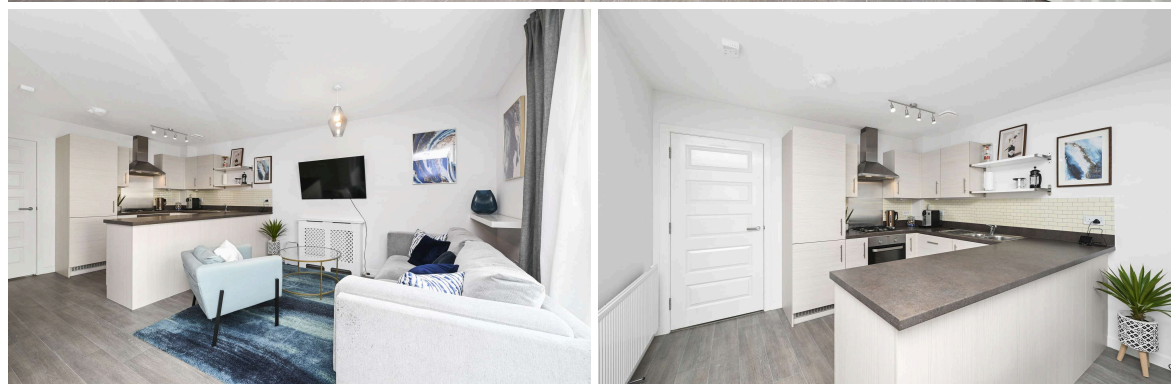




15 Maltman Street
NIDDRIE | EDINBURGH | EH16 4XL

warners
solicitors & estate agents



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Warners are delighted to present to market this two-bedroom mid-terraced house in Edinburgh's accessible Niddrie around 4 miles to the East of Edinburgh's city centre. This home is a charming and spacious property offering comfortable living spaces and provides easy access to local amenities, schools, the Royal Infirmary and transportation links.

The property features a large kitchen/living room with patio doors out to the rear garden. The fully fitted kitchen currently comprises a gas hob, oven and fan, fridge/freezer, and a dishwasher. Also downstairs is a utility room with washing machine and downstairs WC.

Upstairs there are two well-proportioned bedrooms both with built-in storage and completing the accommodation the bathroom with shower over the bath and a heated towel rail. The property also benefits from an attic, a front driveway and a back garden with a lawn and patio.

- Welcoming hallway
- Spacious kitchen/living room with patio doors
- Fully fitted kitchen
- Utility room/downstairs WC
- Two Bedrooms with built-in storage
- Contemporary family bathroom
- Gas central heating and double glazing
- Dedicated front driveway and plenty of visitor parking at the front of the property
- Ample storage space, including an Attic
- Back garden with lawn and patio

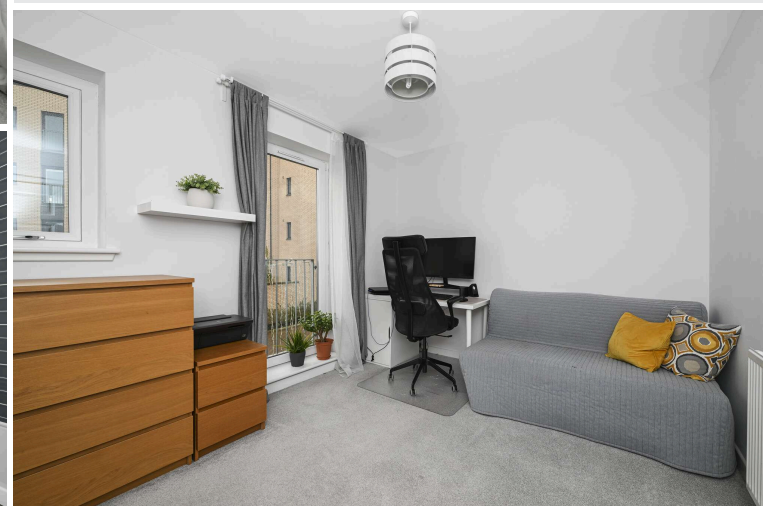
Curtains, oven, hob, fridge freezer, washing machine, dishwasher and wall-mounted TV bracket included in sale. EPC Rating B.

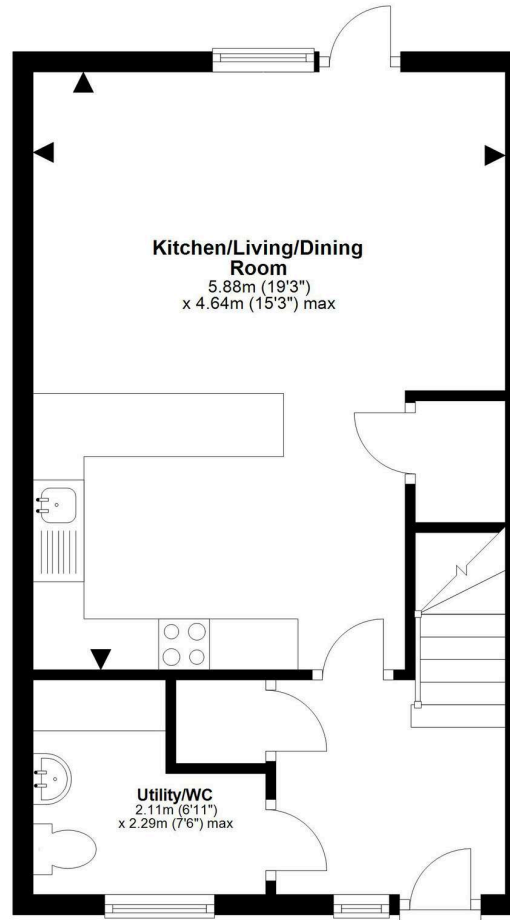
Factoring charges approx £100 a year covered by Ross & Liddell.

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

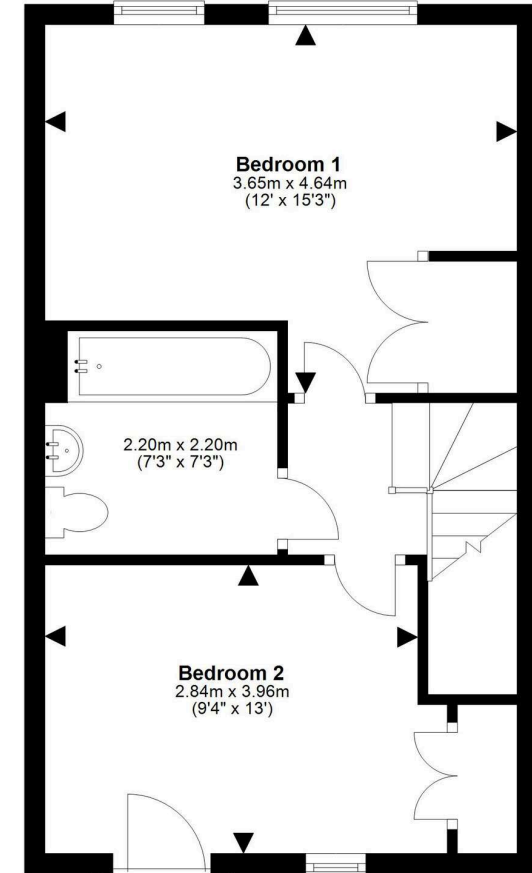


The popular Niddrie area of Edinburgh offers a good range of small specialist shops serving the local community, a Lidl store, a doctors and chemist, all located along Niddrie Mains Road. Just a little further afield is the impressive Fort Kinnaird leisure park, where you can find an excellent choice 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.





Ground Floor



First Floor

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