



125/6 Niddrie Mains Drive  
NIDDRIE | EDINBURGH | EH16 4RP

**warners**  
solicitors & estate agents





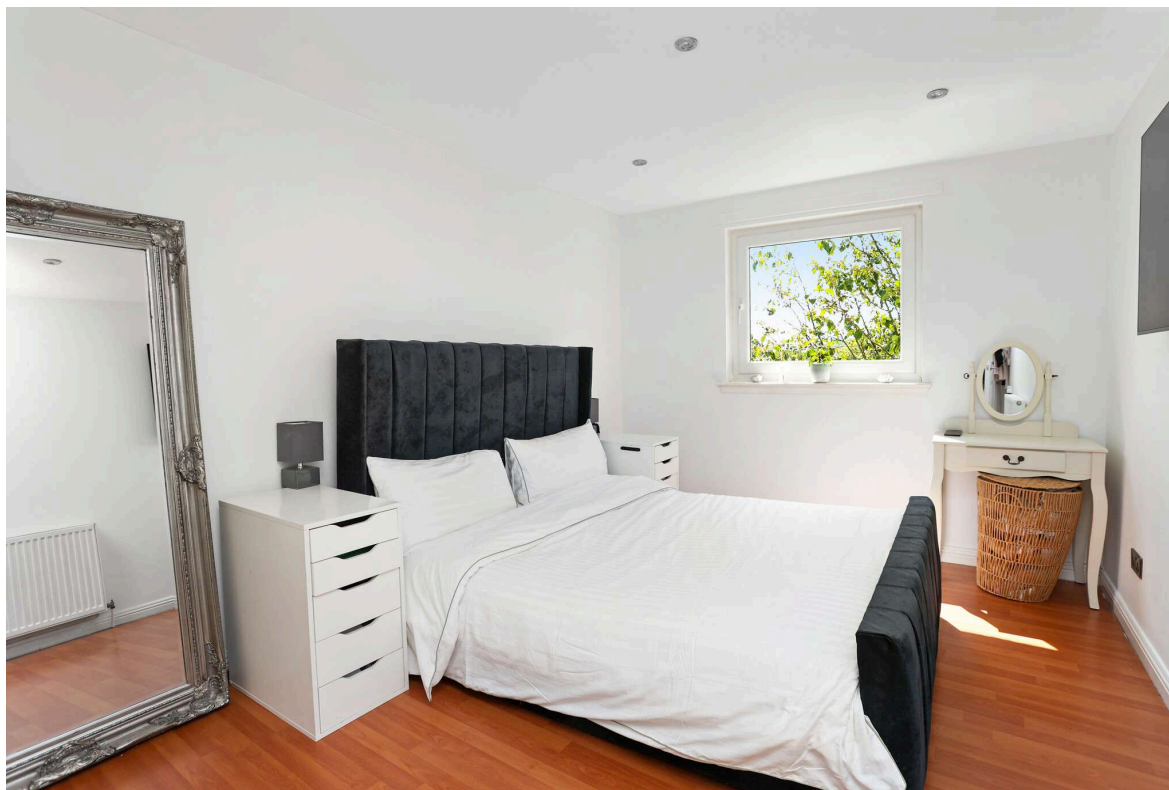
## 125/6 Niddrie Mains Drive

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An exciting opportunity has arisen to acquire this stunning one-bedroom flat in the sought-after Niddrie district of Edinburgh, with stunning views of Arthur's Seat and close to Fort Kinnaird and Cameron Toll shopping centres alike. This outstanding apartment has recently been refurbished to an impeccable standard and is presented to the market in true move-in condition. The property comprises an entrance hall with storage cupboard and secure entry system, spacious living room with Juliet balcony that lets in an abundance of natural light and has views over Arthur's Seat and the Pentlands, a fully fitted kitchen that currently comprises induction hob, oven and fan, fridge/freezer, washing machine, built in microwave and breakfast bar. There is a well-proportioned bedroom with built in wardrobes and views of the Pentlands. Completing the accommodation a stylish bathroom with double waterfall shower over the bath. The property also benefits from a large box room that houses the boiler, a partially floored attic, shared garden and bike shed. Offering immense appeal to first-time buyers, couples, and holding investment potential, early viewing is highly recommended.

- One-bedroom second floor apartment
- Spacious living room with views over Arthur' Seat and the Pentlands
- Fully fitted kitchen
- Well-proportioned bedroom
- Stylish bathroom
- Box room
- Shared garden and bike shed

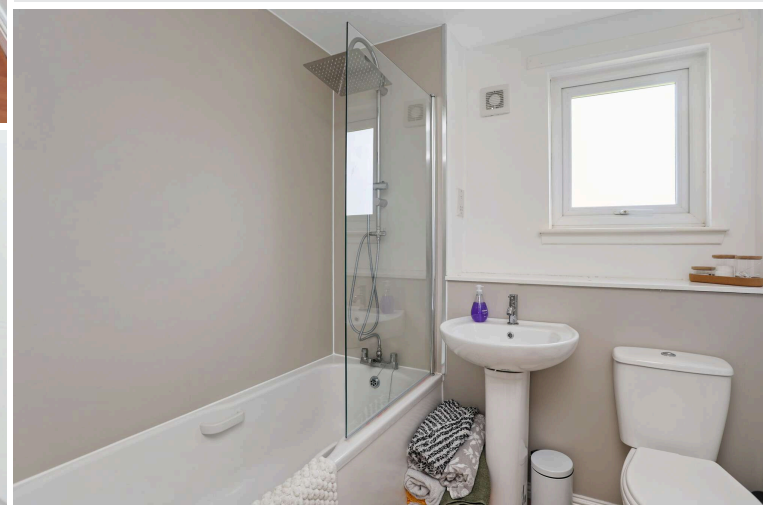
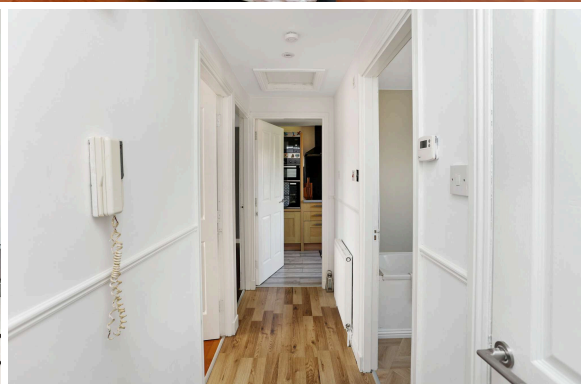
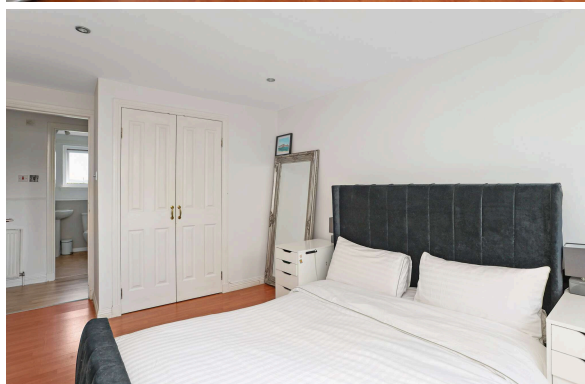
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



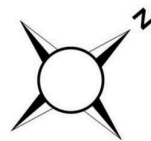
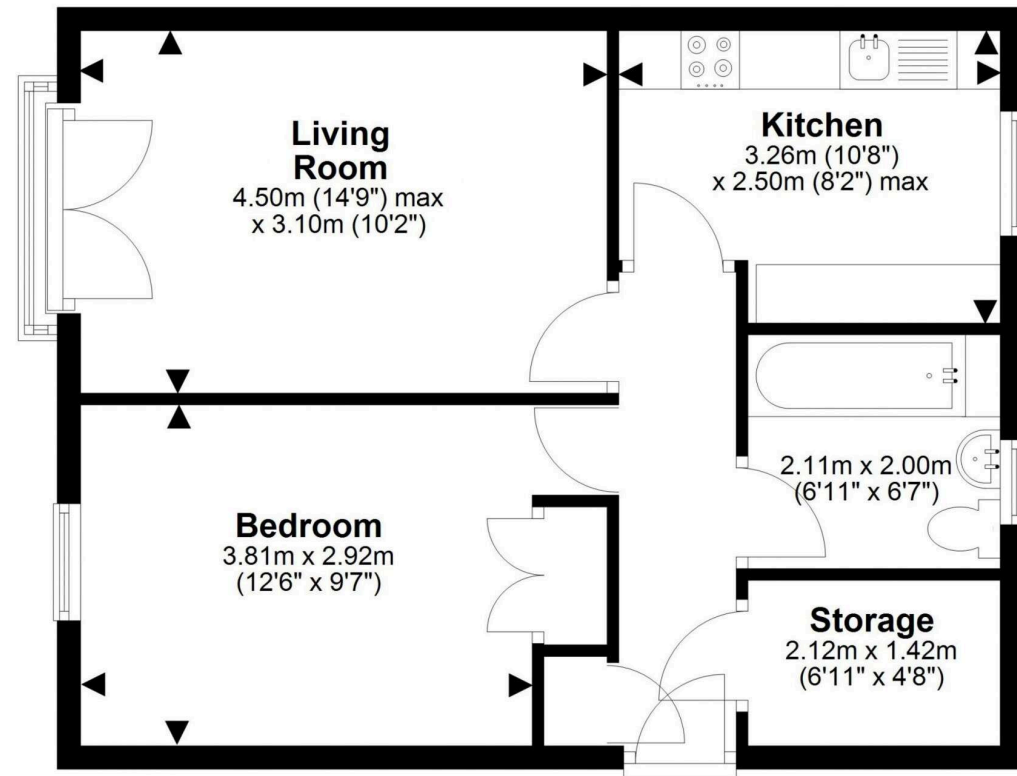
The Niddrie area of Edinburgh has undergone substantial redevelopment in recent years. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further facilities can be found at the Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Asda Hypermarket. Schooling is well represented from nursery to senior level and Edinburgh Royal Infirmary is also within easy reach. 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.

Energy rating C, Council tax band D. Factor is managed by ManorEstates and costs approx £300 every 3 months and covers building insurance, cutting grass, cleaning the stairwell, and common repairs

Extras included in this sale are, wall hung cabinet in living room, tv brackets, curtains, induction hob wash machine, fridge freezer , built in oven/fan and built in microwave.







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.