



231A/1 Niddrie Mains Road
NIDDRIE | EDINBURGH | EH16 4PA


warners
solicitors & estate agents



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A fantastic opportunity has arisen to purchase this well-presented two-bedroom ground floor apartment, forming part of a modern development in the popular Niddrie area, to the south-east of Edinburgh's city centre. Offering contemporary interiors and well-proportioned accommodation, this property will appeal to first-time buyers, professionals, and investors alike, with a location that combines excellent local amenities and convenient transport links. Presented in true move-in condition, the property has been tastefully decorated throughout. A spacious, light-filled living room sits at the heart of the home, featuring large windows that allow natural light to flood the space. This inviting room accommodates both lounge and dining furniture, creating a versatile setting ideal for relaxing or entertaining. The adjoining kitchen is fitted with a stylish range of wall and base units, complemented by generous worktops and integrated appliances. Both bedrooms are good-sized doubles, each benefiting from built-in wardrobes that maximise floor space and provide excellent storage. A contemporary family bathroom completes the accommodation, fitted with a white three-piece suite, overhead shower, and quality tiling. Further benefits of this property include ample built-in storage throughout, gas central heating, double glazing, a secure entry system, and private residents' parking within the development. Situated close to local shops, schools, and leisure facilities, and within easy reach of Fort Kinnaird's shopping and entertainment, this property enjoys transport links by bus and road, offering swift access into city centre and surrounding areas. Combining modern living with a convenient location, this attractive apartment is certain to appeal to a range of buyers. Early viewing is highly recommended.

Key Features:

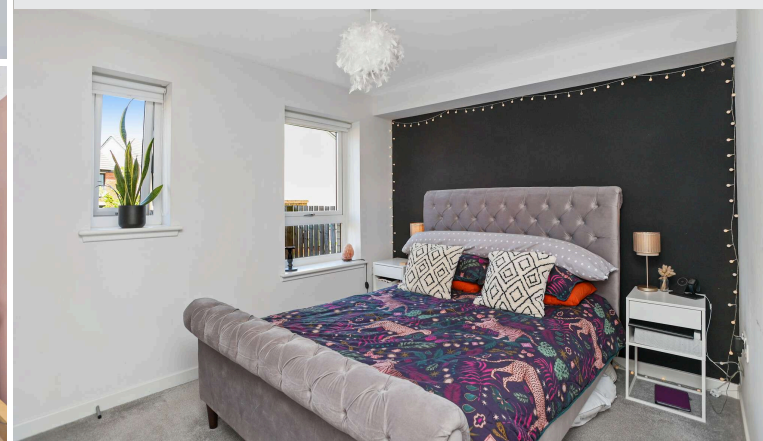
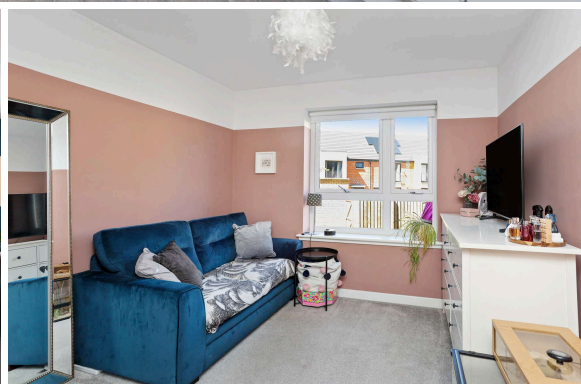
- Stylish two-bedroom ground floor apartment
- Bright and spacious living area with room for both lounge and dining
- Contemporary fitted kitchen with integrated appliances
- Two generously sized double bedrooms with built-in wardrobes
- Modern family bathroom with overhead shower
- Ample built-in storage throughout
- Gas central heating and double glazing
- Secure entry system
- Private residents' parking
- Convenient location close to Fort Kinnaird, schools, and excellent transport links

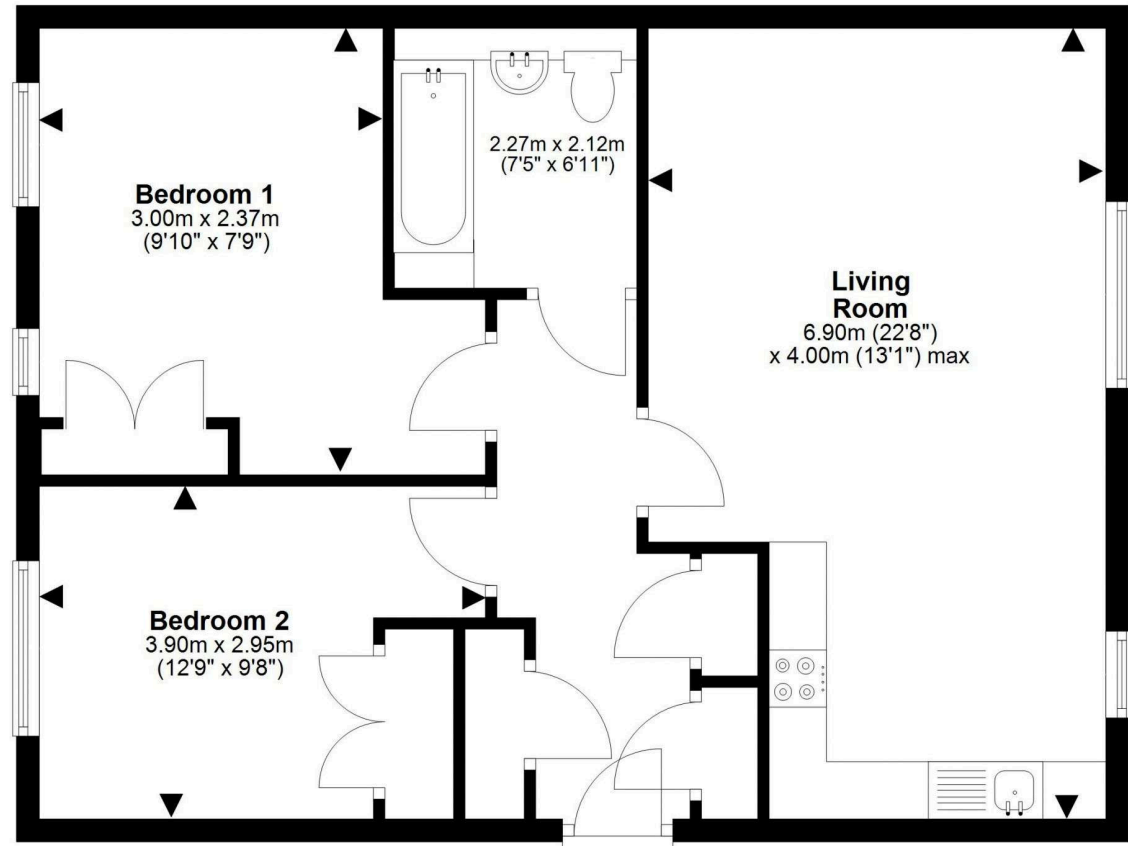
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances and blinds will be included in the sale of the property, sofa may be available with separate negotiation. EPC: B CT: B Factoring: Approx. £65 P/M to Ross & Liddell.

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.





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.

