



19/3 Harewood Road
NIDDRIE | EDINBURGH | EH16 4GF

warners
solicitors & estate agents



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Set on a quiet street, moments from Fort Kinnaird, Arthur's Seat and The Royal Infirmary is this spacious first floor apartment. Boasting resident's parking, a communal drying green, a communal bike store, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with Juliet balcony, a contemporary kitchen with attractive units and generous dining space, two well-proportioned bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Modern first floor apartment
- Resident's parking
- Close to excellent amenities
- Welcoming hallway with good storage
- Bright lounge with Juliet balcony
- Contemporary kitchen
- Two ample double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

Fittings and fixtures will be included in the sale, furniture may also be included if desired.

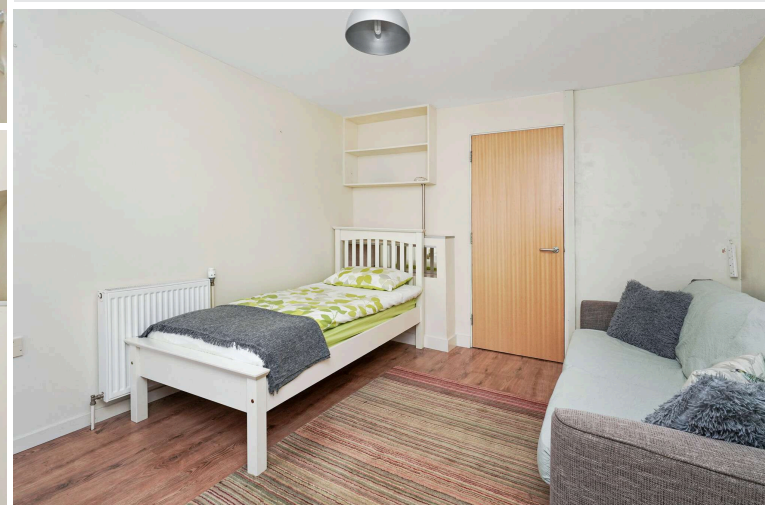
Council Tax B and Energy Rating D

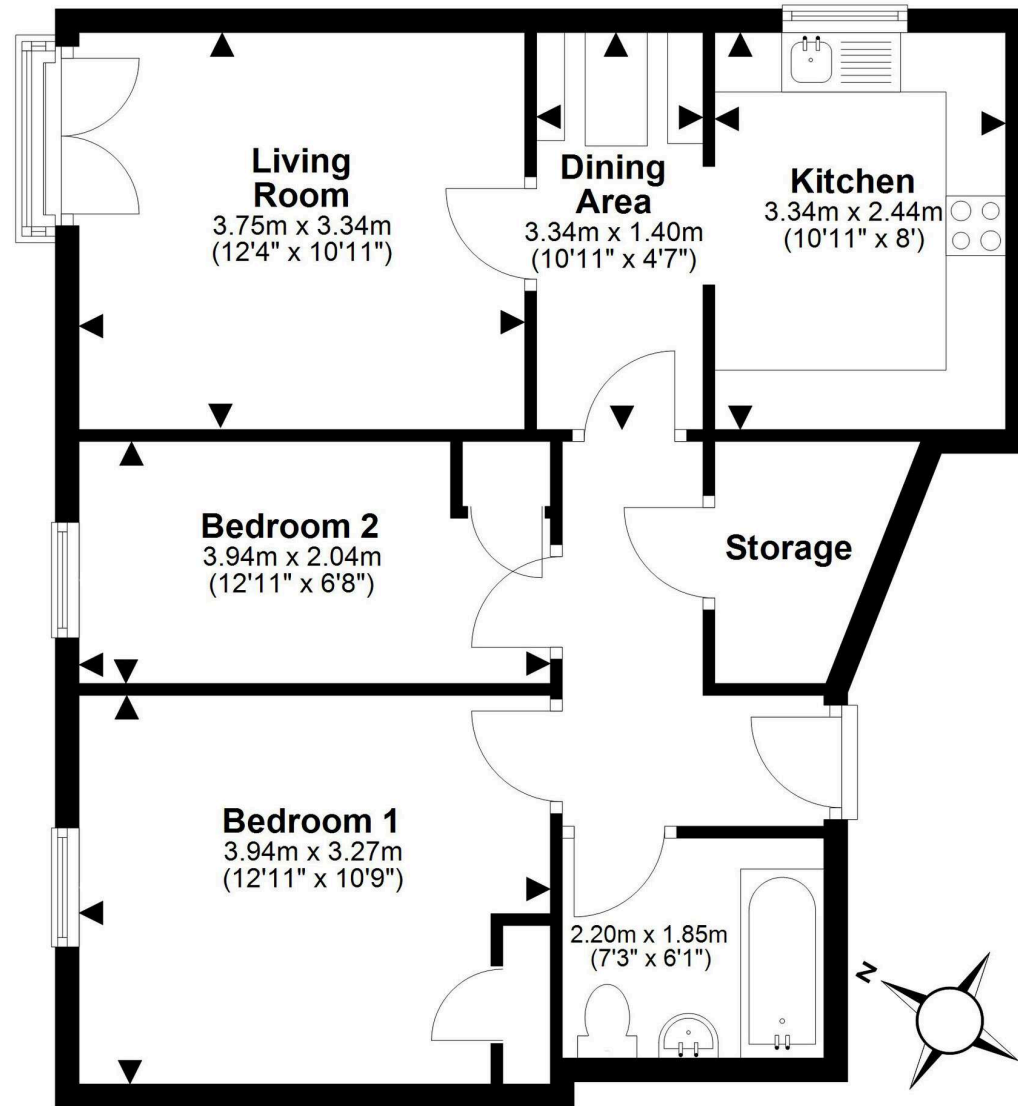
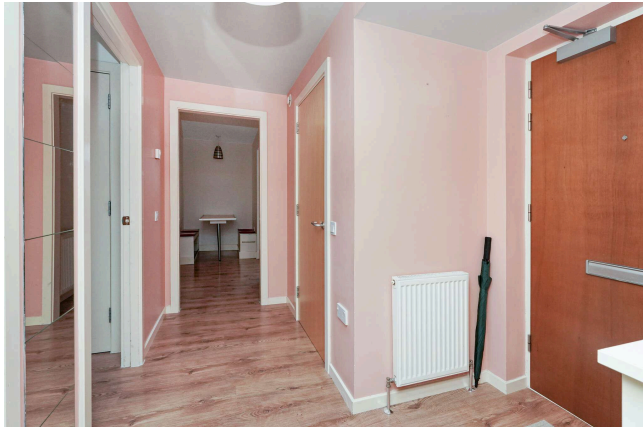
Factor approximately £60 a month payable to RMG Living.

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 including 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.