



13/4 Collier Place
NIDDRIE | EDINBURGH | EH16 4PZ

warners
solicitors & estate agents



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Attractively presented and generously proportioned first-floor apartment, quietly positioned within a modern residential development and benefiting from a private balcony.

This stylish home offers well-designed accommodation with a range of appealing features, and early viewing is highly recommended. The bright and contemporary open-plan living and dining area enjoys French doors opening onto the balcony, providing a perfect spot for outdoor seating and relaxation. The adjoining kitchen is fitted with sleek cream gloss units, complemented by timber-effect worktops and tiled splashbacks, creating a clean and modern finish.

Both double bedrooms benefit from excellent built-in storage, while additional cupboard space is conveniently located off the welcoming entrance hallway. The newly fitted bathroom features a modern white suite, walk-in shower, and neutral tiling for a fresh, elegant look.

The accommodation comprises: entrance hall with storage, open-plan living/dining room with French doors to the balcony, fitted kitchen, two double bedrooms, and a modern bathroom. Further benefits include double glazing, gas central heating, a secure entry-phone system, communal bike storage, residents' parking bays, and access to a shared rear garden.

- Quiet first-floor apartment in a modern development
- Bright open-plan living space with French doors to private balcony
- Stylish fitted kitchen with gloss units and timber-effect worktops
- Two well-proportioned double bedrooms with excellent storage
- Newly fitted bathroom with walk-in shower
- Gas central heating, secure entry system,
- Parking & communal garden
- Energy Rating: Band B
- Council Tax: Band B

Factor: RMG, RMG House, Essex Road, Hoddesdon, Hertfordshire EN11 0DR £185 on average every 3 months which includes communal cleaning, building and ground maintenance and repair.

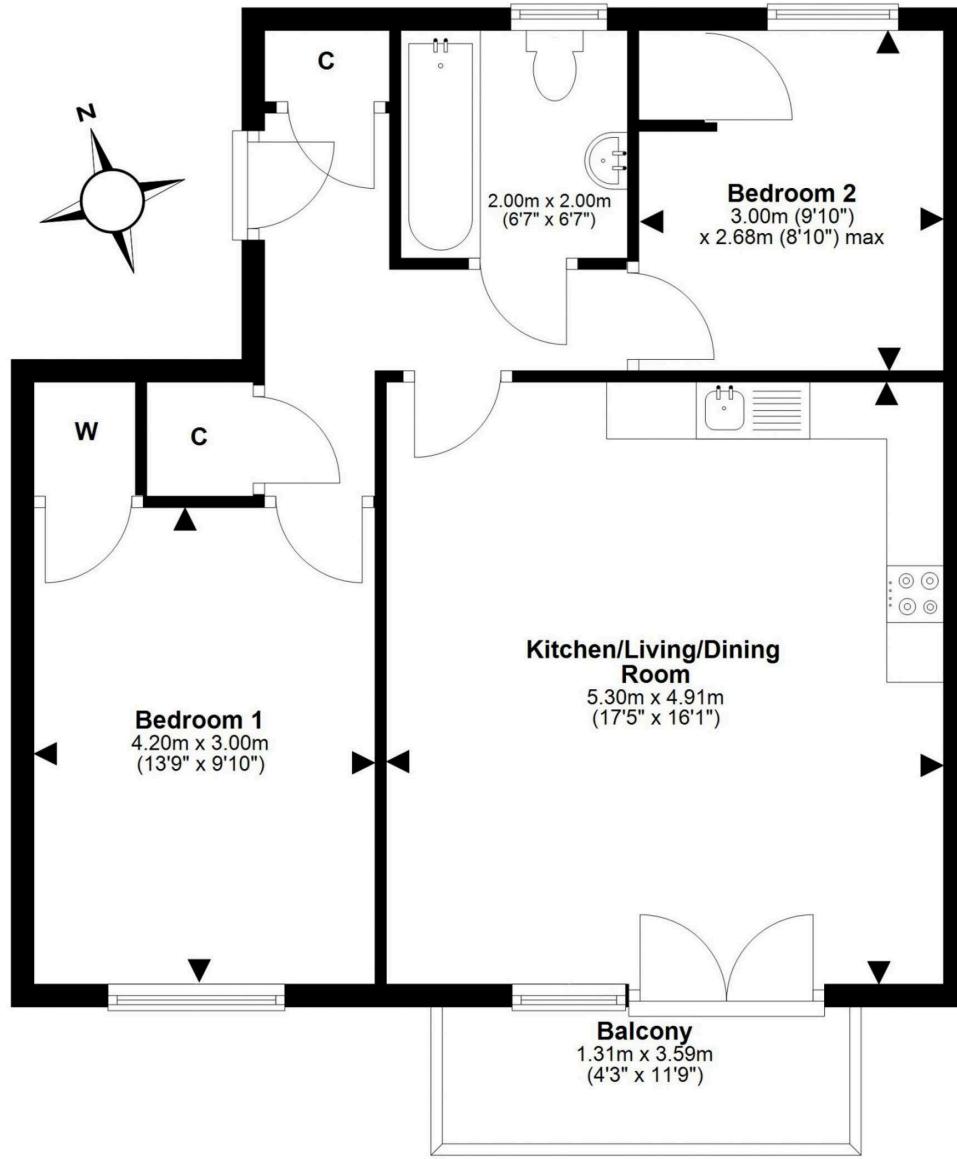
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Extras: the integrated fridge / freezer, washing machine and all curtains will be included.

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.