



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


warners
solicitors & estate agents



231/1 Niddrie Mains Road

NIDDRIE | EDINBURGH | EH16 4PA

An exciting opportunity has arisen to acquire this well-presented two-bedroom ground floor flat, in the popular residential area of Niddrie to the south-east of Edinburgh's city centre.

This beautiful property has been well-maintained and tastefully decorated and is offered to the market in genuine move-in condition. The spacious kitchen/living room lets in plenty of natural light through the large windows and provides a great space for relaxing or entertaining friends and family. The modern kitchen is well-appointed and offers lots of cupboard storage and currently comprises a fridge/freezer, gas, hob, oven and fan, washing machine and the boiler cupboard. The bedrooms in the property, both well proportioned, benefit from built-in wardrobe storage and the bathroom completes the accommodation with shower over the bath and a heated towel rail. The property also benefits from ample storage, secure entry and residents parking. This property offers immense appeal as a first-time purchase as well as holding investment potential with excellent amenities and notably the popular Fort Kinnaird Leisure centre within close proximity.

- Two-bedroom Ground floor flat
- Sought after location with residents parking
- Outstanding public transport links
- Excellent local amenities
- Spacious Kitchen/Living room
- Modern fitted Kitchen
- Two double bedrooms with built-in wardrobe storage
- Bathroom
- Gas central heating and Double glazing

Energy Rating B, Council Tax Band B.

Fees payable to factor, Ross & Liddell, approx. £78 per month.

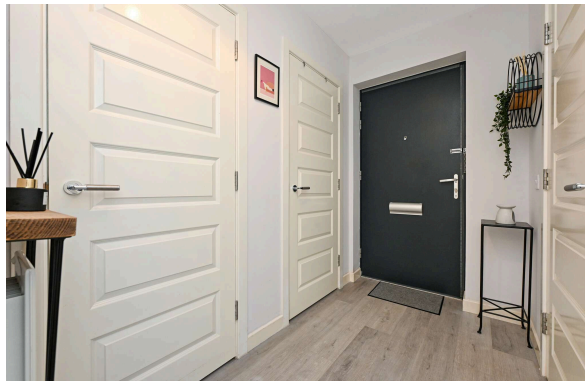
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

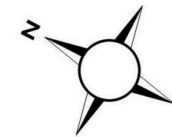
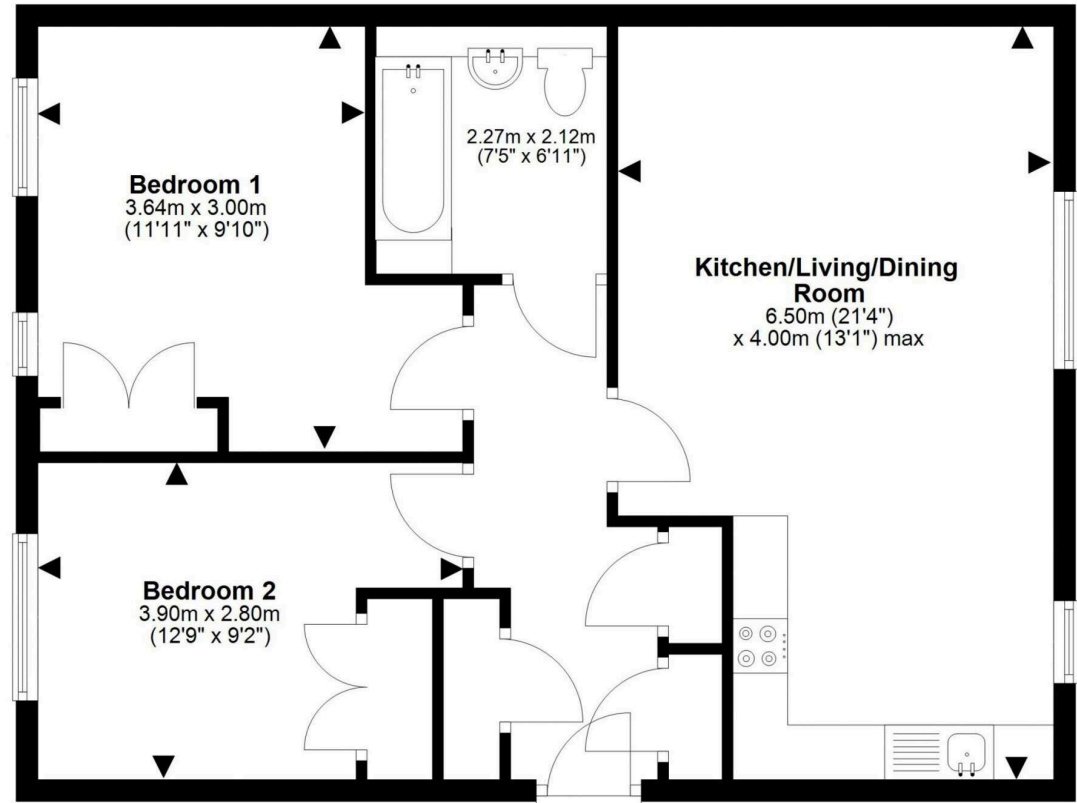
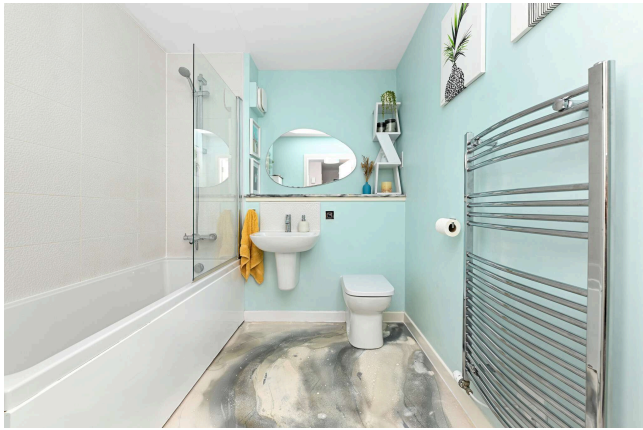


The popular Niddrie area of Edinburgh offers a good range of small specialist shops serving the local community, a Lidl store, a doctors and chemist, all located along Niddrie Mains Road. Just a little further afield is the impressive Fort Kinnaird leisure park, where you can find an excellent choice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

All fixtures, fittings, integrated appliances, curtains and blinds are included in the sale.

The sofa, arm chair and footstool set in the living room may be available through separate negotiation .





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.