



CLANCYS

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19/3 Harewood Road,

Edinburgh, EH16 4GF



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1



EPC

B



FREEHOLD

Description

An excellent opportunity has arisen to acquire this well presented 2-bedroom first floor flat, forming part of an established modern development, situated within the residential area of Niddrie. The property is just a short stroll from quick transport links and excellent local amenities. The accommodation is in good order throughout a briefly comprises a welcoming entrance hallway with large storage cupboard, a light and spacious lounge, a modern kitchen fitted with ample base and wall mounted units with a dedicated space for dining. There are two good sized light and airy bedrooms that both provide a tranquil retreat and a large family sized bathroom. The property further benefits from gas central heating, double glazing, entry phone security system, communal drying green and shared residents parking. Viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.

Factoring fee

The development is managed by RMG Living and a monthly fee of approximately £60 is payable, this includes block building insurance.

Location

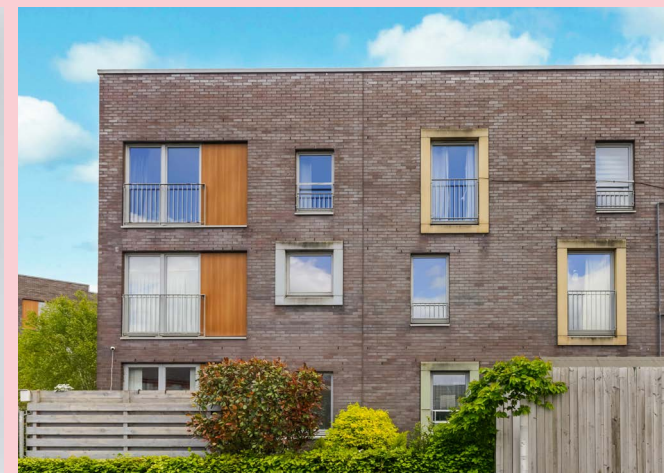
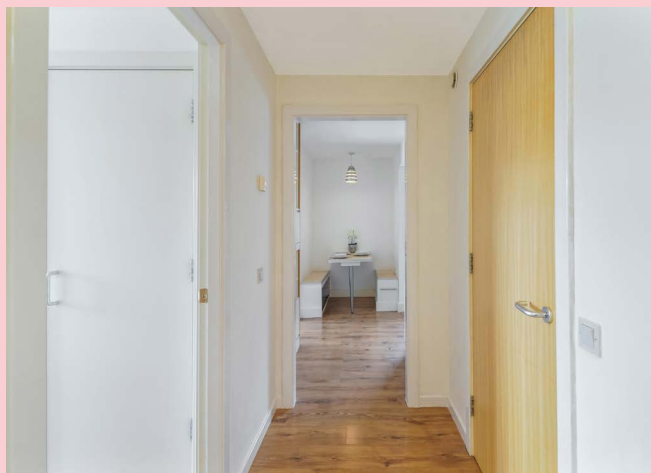
The Niddrie area has undergone substantial redevelopment in recent years and offers excellent amenities including a Lidl superstore whilst Morrisons Gilmerton and a 24-hour Asda at The Jewel are both a short drive away. The Cameron Toll Shopping Centre and Fort Kinraid retail parks, both close by, offer an extensive range of high street named shops and superstores. The area is also ideal for the commuter with many excellent bus links within walking distance, serving the City Centre and surrounding areas and the City of Edinburgh Bypass and A1 within easy reach, and linking Scotland's main motorway network system. Leisure and recreational facilities include the nearby Portobello promenade, Craigmillar Castle, Prestonfield and Duddingston golf courses together with Ballantynes Health & Fitness Club. The area is a short distance to the Royal Infirmary and Edinburgh University and schooling in the area is well-represented right through from nursery to senior level.

Extras

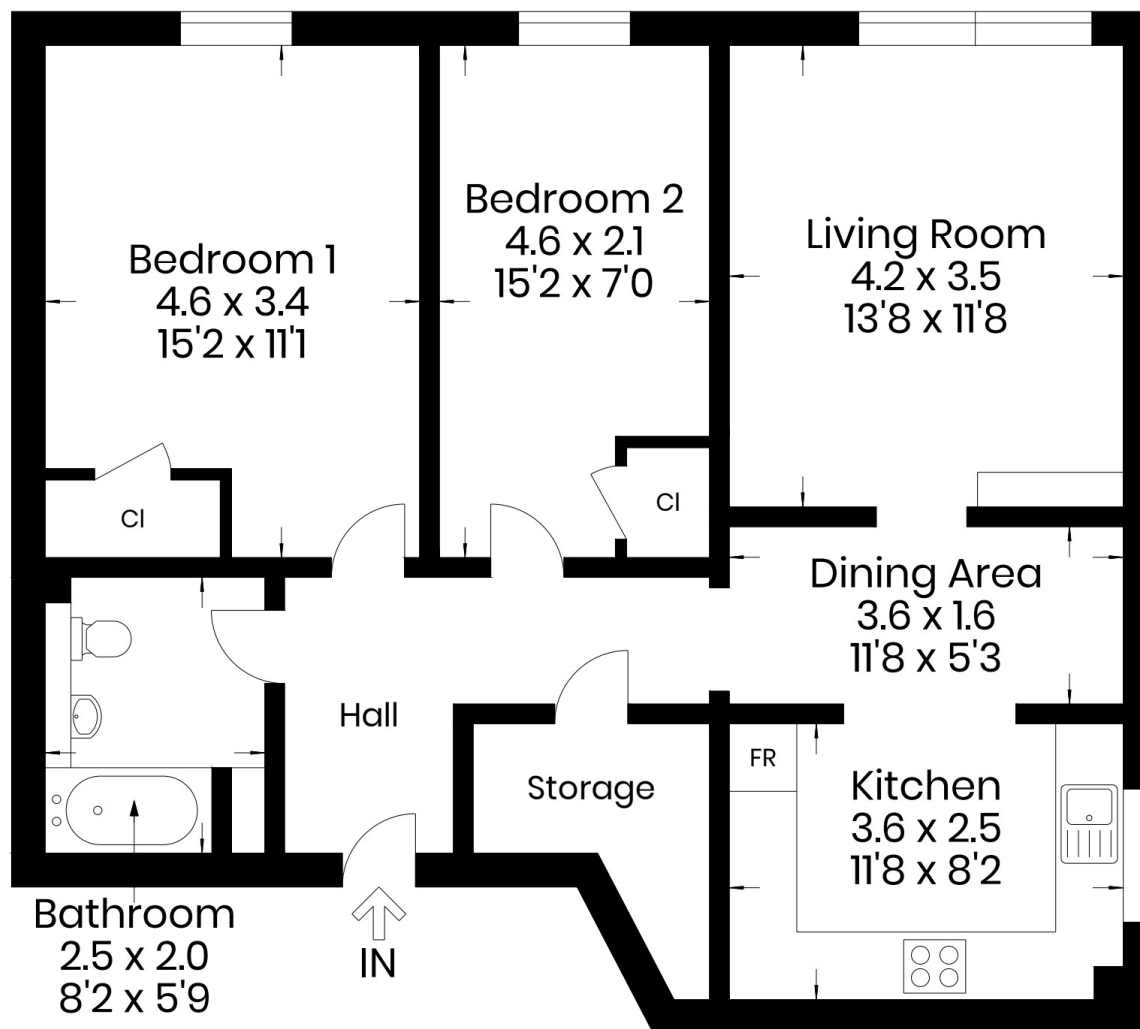
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- Lounge
- Kitchen with dedicated space for dining
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Entry phone security system
- Communal drying green
- Shared residents parking
- EPC rating - B
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.