



11 Collier Place
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Nestled within a modern, well-maintained development in the shadow of Arthur's Seat, this immaculately presented and exceptionally spacious main door ground floor apartment extending to approximately 85 m² offers a rare opportunity to enjoy the convenience of apartment living with the feel of a private home. Ideally positioned close to excellent local amenities and superb transport links, the property enjoys a peaceful yet well-connected setting.

Accessed via its own private entrance with step-free access, the property offers a level of privacy and independence seldom found in apartment developments. The bright living space enjoys a seamless connection to the garden through large patio doors, creating an inviting environment ideal for both relaxing and entertaining.

The interior begins with a welcoming entrance hallway with a deep storage cupboard, leading through to an exceptionally spacious open-plan living, dining and kitchen area that forms the heart of the home. There are two generous double bedrooms, both benefiting from built-in wardrobes and offering proportions rarely found in typical two-bedroom apartments. The accommodation is completed by a stylish bathroom with shower over bath.

- Rare main door ground floor apartment – approx. 85 m² (915 sq ft)
- Private entrance with step-free access
- Direct patio door access to the garden creating a house-like feel
- Bright and exceptionally spacious open-plan living, dining and kitchen area
- Two generous double bedrooms with built-in wardrobes
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing
- Well-maintained communal gardens
- Ample residents' parking
- Quiet modern development near Arthur's Seat
- Excellent transport links and local amenities nearby
- Council Tax Band B
- Energy Rating B

Factor: RMG Living, approx annual factoring cost 2024/2025 is £490 pa payable quarterly (£122.00)

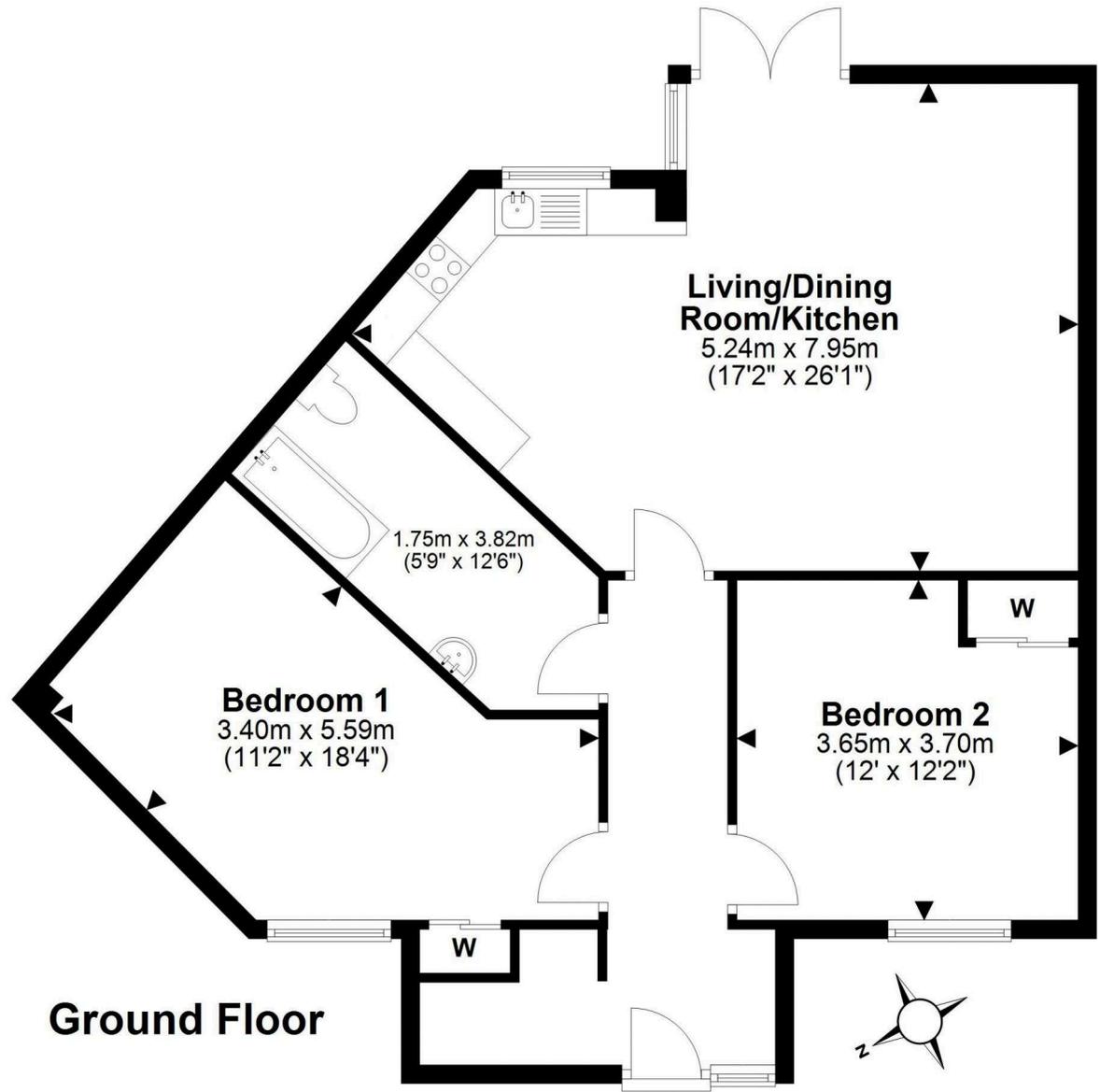
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras to be included: The oven, hob, extractor hood, fridge-freezer, washing machine, all curtains, the blind at the front door, high kitchen table with three chairs, two desks, two chests of drawers (one in each bedroom), a large mirror in the hallway and all light fittings. The two double beds with mattresses (approximately one year old), large corner leather sofa and designer solid wood furniture set (coffee table, bedside table and TV stand) are available by separate negotiation.

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.