



1D Niddrie Mill Place  
NIDDRIE | EDINBURGH | EH15 3HE

**warners**  
solicitors & estate agents



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Warners are delighted to present this spacious two-bedroom, triple-aspect first-floor flat with balcony, set on a quiet residential street in the popular Niddrie area, to the south-east of Edinburgh city centre. The property represents an ideal opportunity for a first-time buyer or a savvy investor seeking a strong buy-to-let option and would benefit from a degree of modernisation to realise its full potential.

The accommodation is accessed via a generous entrance hall, which provides access to all rooms and features wood-effect flooring along with a useful storage cupboard. To the front of the property lies a bright dual-aspect living room, complete with a feature fireplace and ample space for freestanding lounge furniture. Adjacent to the living area, the kitchen is fitted with wooden units, tiled splashback and flooring, and includes an additional storage cupboard. Off the kitchen, a private balcony enjoys plentiful natural light and offers space for outdoor dining furniture.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in floor-to-ceiling storage. Completing the accommodation is a shower room fitted with a shower cubicle, wash hand basin and WC.

The property further benefits from gas central heating, double glazing, well-proportioned rooms and a secure entry system. Externally, there is a lock-up located within the shared drying area, along with ample unrestricted on-street parking to the front and surrounding streets.

- Spacious two-bedroom, triple-aspect first-floor flat
- Private balcony with space for outdoor dining
- Bright dual-aspect living room with feature fireplace
- Ideal first-time purchase or buy-to-let investment
- Secure entry system, gas central heating and double glazing
- Ample unrestricted on-street parking and external lock-up

Extras : All fixtures and fittings and appliances to be included in sale, Council Tax band A, EPC rating C

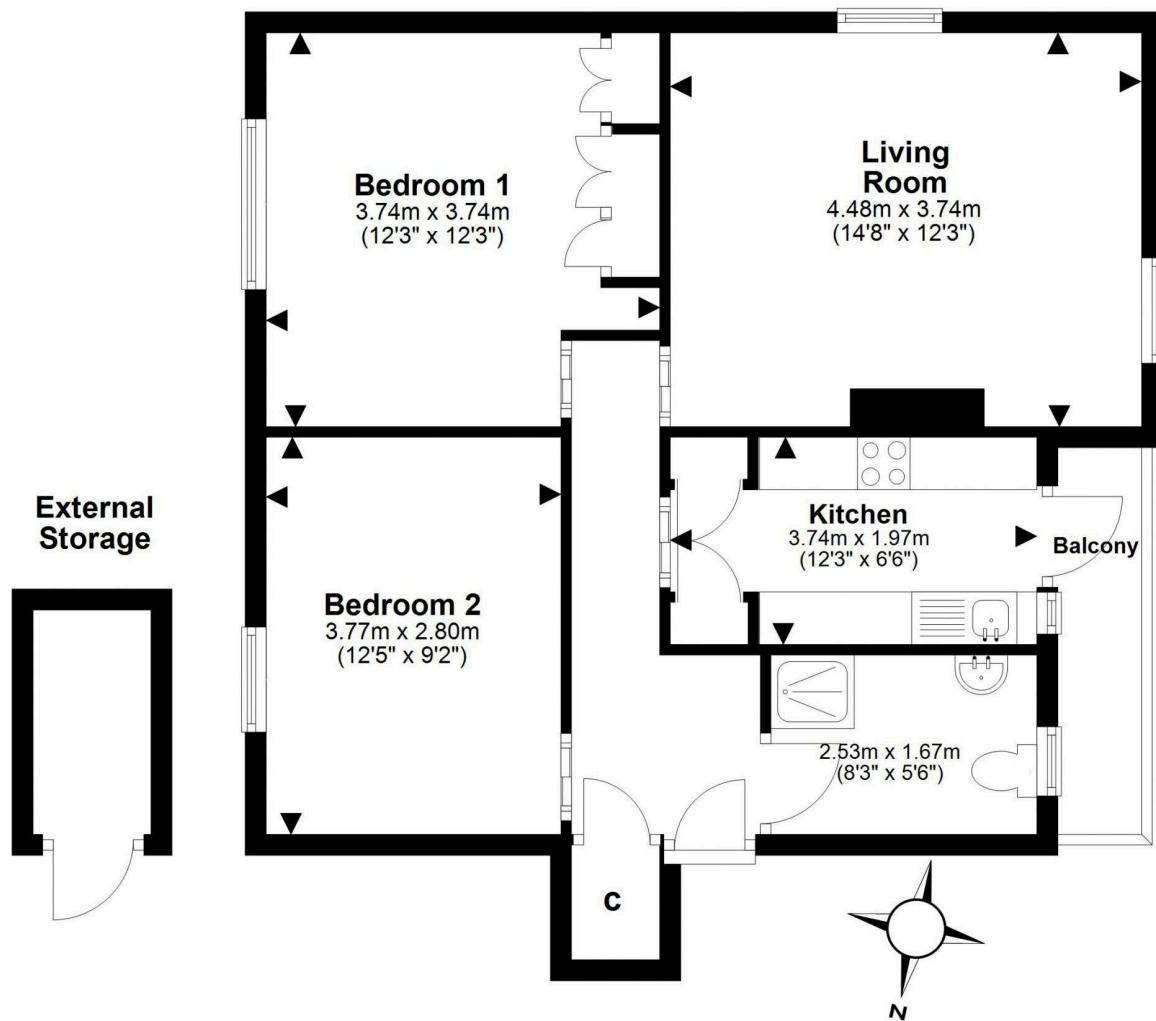
Factor: Manor Estates, approximate annual charge of £393.35 which includes building insurance and both public and private landscaping .

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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.





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.