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Offers Over
£160,000

229A Flat 2 Niddrie Mains Road

Niddrie | Edinburgh | EH16 4PA

Generously proportioned one-bedroom ground floor flat ideally located within a modern development in the popular Niddrie district. Close to fantastic amenities and excellent commuting links, the property is bound to suit a variety of purchasers including first-time buyers, downsizers, and professionals alike.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - B
-  Council Tax Band - A



Description

The accommodation begins with an inviting entrance hallway, where two cupboards provide excellent storage provisions. The open plan lounge/kitchen/diner is bright and spacious, offering ample room for both living and dining furniture. The sharp, modern kitchen is fitted with a range of integrated white goods and finished with crisp white gloss units and a smart oven which was installed last year, creating a stylish and contemporary feel throughout. The bedroom is a comfortable double, benefitting from integrated double wardrobes, twin windows, and ample space for freestanding furniture. Completing the accommodation is a smart bathroom suite fitted with a shower over bath and partial tiling.

Further benefits include secure door entry system, gas central heating, and double glazing.

Factor fees are payable of approximately £88 per month.



Gardens & Parking

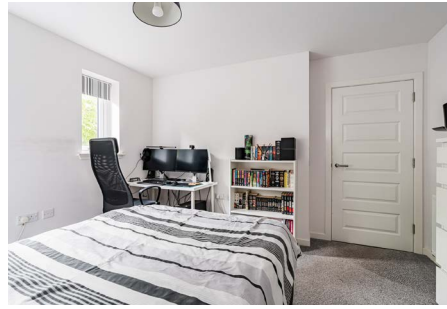
Externally, the development benefits from unrestricted on-street parking and a well-tended shared rear garden for residents to enjoy.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

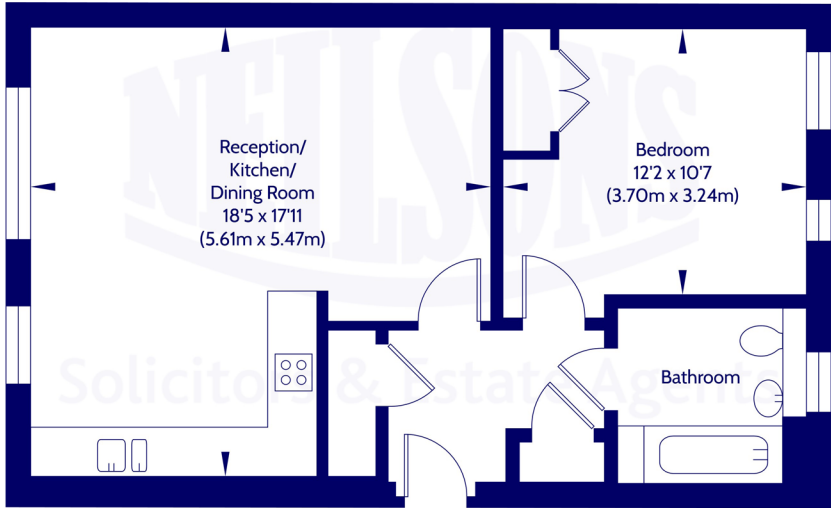
Niddrie lies to the south east of the City Centre and is well served by the local public transport system linking with most of the surrounding areas of the City. Many local retailers including banks, chemists and post office are close to hand for daily shopping needs together with a local 24hour Asda and many specialist retailers at nearby Fort Kinnaird retail park. Good schooling can be found at all levels locally. Many leisure and recreational facilities are close at hand including golf courses and health clubs. The property is ideally located to take advantage of the proximity to the A1 and City Bypass for the commuter and a frequent public transport service passes along the main road and provides access to most parts of the City and surrounding area with a park and ride rail station at Newcraighall.





Approx. Gross Internal Floor Area 52 Sq M / 562 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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