



42/2 Niddrie Mill Drive

Niddrie | Edinburgh | EH15 3EW

Generously proportioned two-bedroom maisonette quietly pocketed within the popular Niddrie district. Close to fantastic amenities including the nearby Fort Kinnaird as well as excellent transport links, the property is bound to suit a variety of purchasers including first-time buyers and buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - E
-  Council Tax Band - B



Description

A welcoming entrance hallway leads through to the bright and airy lounge, which enjoys a pleasant front-facing outlook and benefits from a handy understairs cupboard providing additional storage. The fully fitted kitchen offers a good range of integrated and freestanding white goods, with partial tiling in the splash areas for easy upkeep. There is also ample space for a dining table and chairs, making it a practical setting for everyday meals. Upstairs, the landing leads to two well-proportioned double bedrooms. Bedroom one is a large dual-aspect room with useful in-built storage, while bedroom two is another comfortable double. Both rooms enjoy impressive views towards the iconic Arthur's Seat and offer ample space for freestanding furniture and flexible layouts. The bathroom is fitted with a corner shower cubicle and finished with a mix of tiling and paneling.

Further features electric heating and double glazing throughout.



Gardens & Parking

Externally, the property benefits from a private section of garden laid to lawn along with a shared drying green. There is also free on-street parking available for both residents and visitors. Additional storage is provided by two private cupboards within the communal close – one located on the ground floor and another just outside the flat's entrance door.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





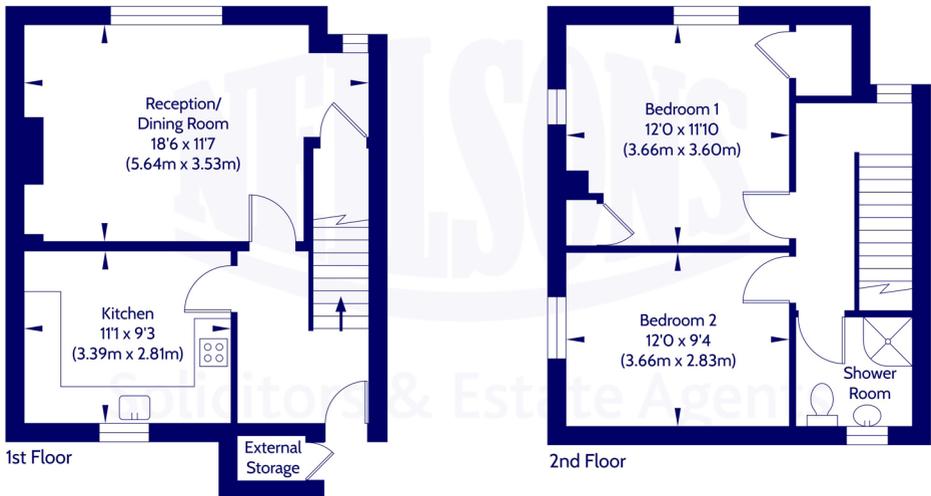
Location

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 72 Sq M / 773 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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