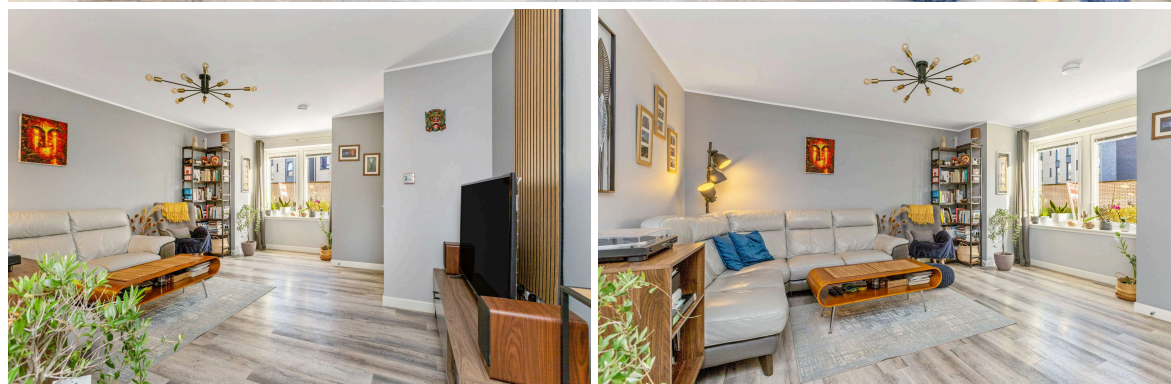




13 Maltman Street
NIDDRIE | EDINBURGH | EH16 4XL


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Beautifully presented three-bedroom mid-terraced home, quietly positioned in the ever-popular Niddrie area of Edinburgh. Offering a private driveway and landscaped garden, the property enjoys a convenient setting close to excellent amenities, schools, the Royal Infirmary and regular transport links.

A spacious living room sits to the front, enhanced by generous natural light from large picture windows. To the rear, the stylish kitchen and dining area provide an impressive hub for the home, featuring modern cabinetry, quality appliances and ample space for family dining. French doors open onto the fully enclosed rear garden, which has been tastefully landscaped with a porcelain patio and neat lawn. A handy ground-floor WC completes the lower level.

Upstairs, the principal bedroom benefits from integrated storage with a built-in wardrobe and a beautifully upgraded en-suite shower room, fully tiled to a high standard. Two further well-proportioned bedrooms provide excellent flexibility for family, guests or home working and are served by a stunning, upgraded family bathroom featuring a stylish fully tiled finish. The property also benefits from a spacious storage space in the attic.

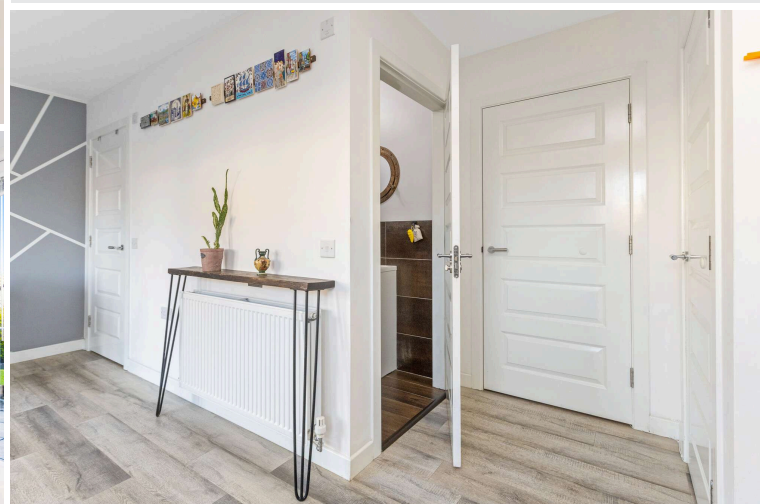
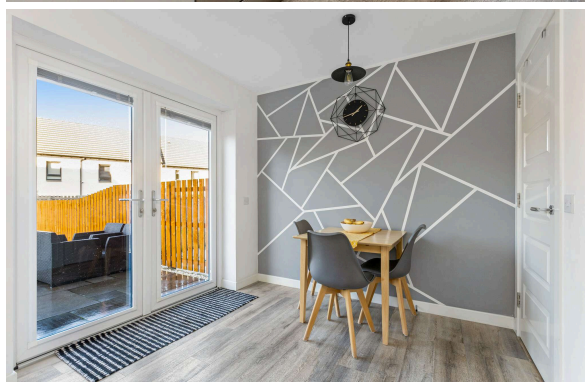
With its modern interiors, generous proportions and an attractive landscaped garden designed for easy outdoor living, this exceptional home will appeal to a wide range of buyers seeking comfort, convenience and modern style in a well-connected location.

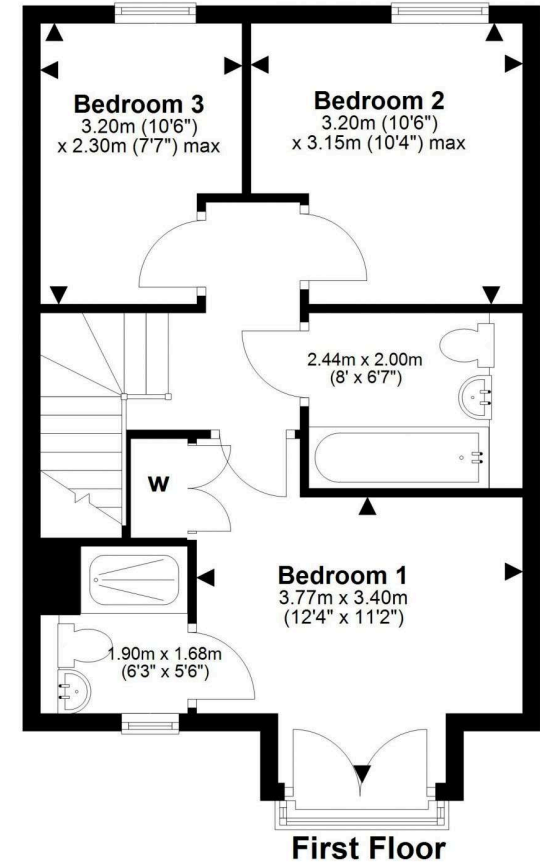
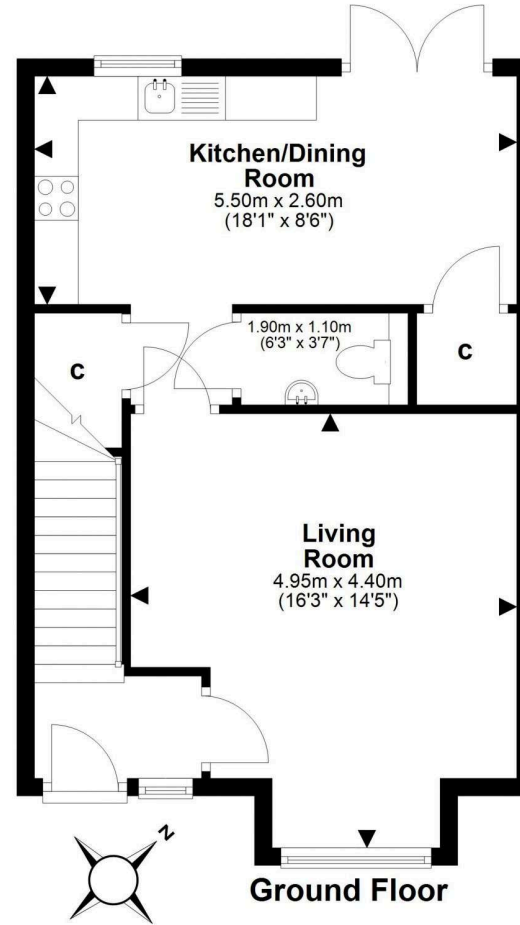
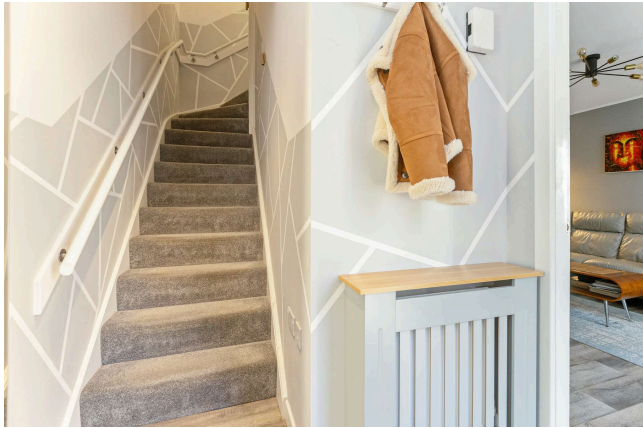
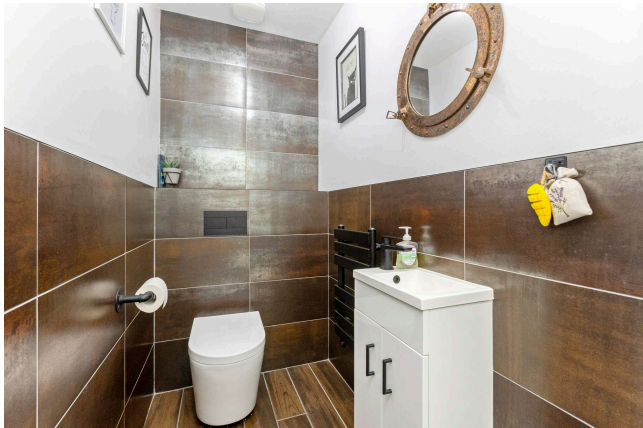
- Reception vestibule and inner hallway with storage
- Spacious lounge
- Contemporary kitchen/dining room with garden access
- Handy downstairs WC
- Principal bedroom with stylish ensuite shower room
- Two further well-proportioned bedrooms
- Fully enclosed landscaped rear garden
- Spacious attic storage space
- Private driveway
- Gas central heating and double glazing
- Factor Fees payable to Ross&Liddell, approximately £120 per annum.

PRICE & VIEWING: Please refer to our website, www.warnersllp.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.