



Solicitors & Estate Agents



Offers Over
£265,000

28 Maltman Street

Niddrie | Edinburgh | EH16 4XL

Situated within a modern and well-maintained development in the popular residential area of Niddrie, this beautifully presented three-bedroom mid-terraced house offers stylish, contemporary accommodation ideally suited to first-time buyers, professionals and growing families. The property enjoys a convenient location close to excellent local amenities, reputable schooling, the Royal Infirmary of Edinburgh and excellent transport links providing swift access to the city centre and surrounding areas.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Driveway
-  Enclosed Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

The accommodation is presented in true move-in condition throughout and begins with a welcoming entrance hallway leading to a bright and spacious living room positioned to the front of the property. Flooded with natural light from large picture windows, this inviting reception room provides an ideal space for both relaxing and entertaining. To the rear, the impressive open-plan kitchen and dining room forms the heart of the home. Fitted with a stylish range of contemporary wall and base units, quality integrated appliances and generous worktop space, the kitchen caters perfectly to modern family living. There is ample room for a dining table, while French doors provide a seamless connection to the rear garden, making the space ideal for indoor and outdoor entertaining. A convenient ground floor WC completes the accommodation on this level. The first floor hosts three well-proportioned bedrooms. The generous principal bedroom benefits from a built-in wardrobe and a contemporary en-suite shower room. Two further bedrooms offer excellent versatility and could easily accommodate family members, guests or a home office, while a stylish, fully tiled family bathroom with a modern white suite serves the remaining accommodation. Additional storage is provided by a spacious attic, offering valuable space for seasonal items and household belongings.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Externally, the property enjoys a fully enclosed rear garden designed with ease of maintenance in mind. Enclosed by timber fencing and incorporating a rear access gate, the garden features an attractive porcelain patio, ideal for outdoor dining and entertaining, together with a neatly maintained lawn providing a safe space for children and pets to enjoy.

Viewing

By appointment through Neilsons (0131 625 2222).





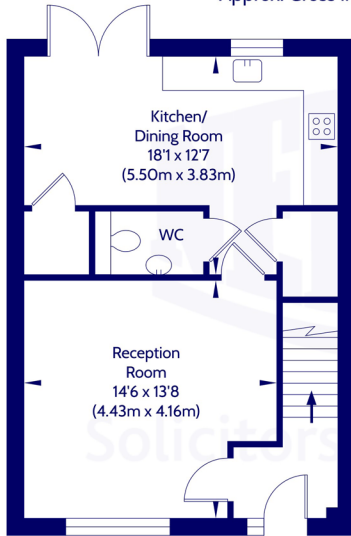
Location

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.

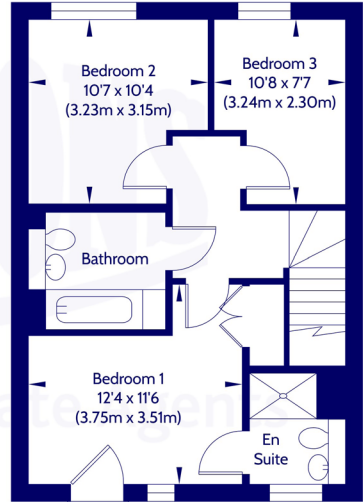




Approx. Gross Internal Floor Area 90 Sq M / 961 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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