



Solicitors & Estate Agents



Offers Over

£200,000

229A/7 Niddrie Mains Road

Niddrie | Edinburgh | EH16 4PA

Well presented throughout, this spacious three bedroom top floor flat forms part of a modern development in the popular residential area of Niddrie. Offering bright, generously proportioned accommodation and a practical layout, the property is ideally suited to first time buyers, professionals and growing families. Excellent local amenities, transport links and green spaces are all within easy reach, making this a fantastic home in a convenient location.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Communal garden
-  On street parking
-  EPC Rating – B
-  Council Tax Band - C



Description

You enter a welcoming hallway with useful storage, and straight ahead lies the bright and airy lounge/dining room, featuring a Juliet balcony and a dual aspect that allows plenty of natural light to flood the space. Open plan to the lounge is the stylish kitchen, fitted with a range of wall and base units with co-ordinated worktops. The principal bedroom enjoys far reaching open views and includes a built-in wardrobe, while there are two further double bedrooms, one of which also has a built-in wardrobe. Completing the accommodation is the contemporary bathroom, fitted with a crisp white suite, heated towel rail and shower over the bath. The property further benefits from a secure entryphone system, gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, washing machine, dishwasher and integrated fridge/freezer.

Gardens & Parking

There is a well maintained rear garden for residents to enjoy the warmer months and parking is on street and unrestricted.

Factoring

The common areas and garden grounds are maintained by Ross & Liddell at a cost of approximately £100 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





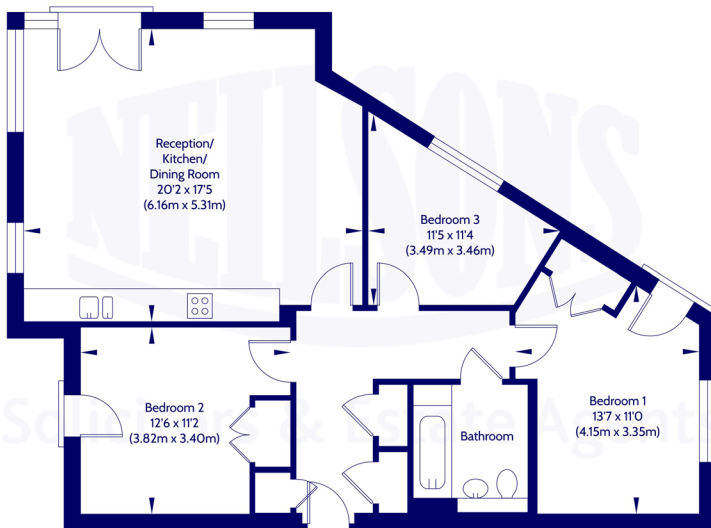
Location

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 83 Sq M / 892 Sq Ft.



3rd 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

