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Fixed Priced

£320,000

164 Greendykes Road

Niddrie | Edinburgh | EH16 4ES

A rare opportunity has arisen to purchase this substantial and highly individual detached house, occupying a sizeable walled garden plot with wraparound private gardens, off-street parking, detached garage and a separate self-contained annex, currently operating as a successful Airbnb.

- 4 Bedrooms
- 3 Public rooms
- 2 Bathroom
- Private Gardens
- Off-street Parking/Garage
- EPC Rating – D
- Council Tax Band - D



Description





Arranged over two floors and extending to over 1500 sq. ft, including the annex, the property offers superb versatility and considerable scope for adaptation to suit a variety of requirements. The garden grounds and detached garage would now benefit from upgrading, presenting an excellent opportunity for a buyer seeking a property with further development potential, additional Airbnb possibilities or simply the opportunity to create delightful garden grounds serving the main residence, all subject to any necessary planning consents/permissions.

The welcoming entrance hallway features an attractive open staircase providing access to the upper floor. A particularly impressive reception room enjoys a dual-aspect, with French doors opening directly onto the terrace. A central fireplace creates an attractive focal point, complemented by a contemporary media wall. The adjoining sitting room/formal dining room enjoys an open-plan connection to the principal reception space, while doors provide access to both the hallway and kitchen. The well-appointed kitchen is fitted with a comprehensive range of wall and base units, complemented by work surfaces incorporating a range cooker. A further door from the kitchen provides direct access to the garden and offers the flexibility to serve as an alternative, or indeed main, entrance to the property if desired. On the upper floor, there are three generous double bedrooms together with a family shower room. The principal bedroom benefits from extensive wall-to-wall fitted wardrobes, providing excellent storage, and is further enhanced by French doors opening onto a large private balcony. Further benefits include a sizeable attic, gas central heating and double glazing.

The separate annex provides an exceptionally versatile and contemporary space, enjoying excellent natural light and its own private entrance. French doors open directly into the spacious lounge/dining room, with a double bedroom and stylish three-piece bathroom completing the accommodation. Currently operating as a profitable Airbnb, the annex offers an attractive additional income opportunity, while alternatively providing ideal accommodation for a dependent relative, guest suite or extended family living. It could also potentially be incorporated into the main residence, subject to any necessary alterations, consents and permissions.

Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the range cooker and free-standing washing machine.

Externally

Currently requiring some upgrading, the extensive grounds offer excellent potential and comprise sizeable walled gardens extending to the front, side and rear of the property, together with convenient off-street parking to the front. A detached garage is also located within the grounds.

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 143 Sq M / 1544 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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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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