NEILSONS

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Fixed Price

£190,000

1/7 Harewood Road

Niddrie | Edinburgh | EH16 4GF

Impressive two-bedroom second floor flat ideally located within a modern development in the popular Niddrie district. Close to fantastic local amenities and excellent commuting links, the property offers bright and well-proportioned accommodation and is bound to suit a variety of purchasers including first-time buyers, young professionals and investors.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Box room
- Communal courtyard
- Residents' parking
- EPC Band - B
- Council Tax Band - B

Description

A welcoming hallway provides access to the accommodation and benefits from a useful box room with fitted shelving and storage cupboards, providing valuable additional storage. The bright and airy lounge/diner is a particularly appealing living space, enjoying a dual-aspect outlook and featuring two double Juliet balconies which allow plenty of natural light into the room. The space flows naturally through to the smart kitchen. The kitchen is well appointed with a range of integrated and freestanding white goods included. Fitted with white units and worktops, the room benefits from partial tiling to the splash areas and provides a practical and attractive cooking space. The generous principal double bedroom offers plenty of space for a range of freestanding furniture and features a useful single cupboard together with fitted overhead cabinetry. Bedroom two is a large single room with a useful single cupboard and offers flexible use as a bedroom, home office or study. The modern bathroom was completed towards the end of 2024 and is fitted with a contemporary suite incorporating a rainfall shower over the bath. The room benefits from a partially panelled surround and heated towel rail.

Further benefits include gas central heating, double glazing and secure door entry.

Gardens & Parking

Externally, the property benefits from unallocated parking within the residents' car park to the rear, together with access to a well-kept communal courtyard and communal bike store.

Extras

Selected fixtures and fittings, including; integrated dishwasher, freestanding cooker, and fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

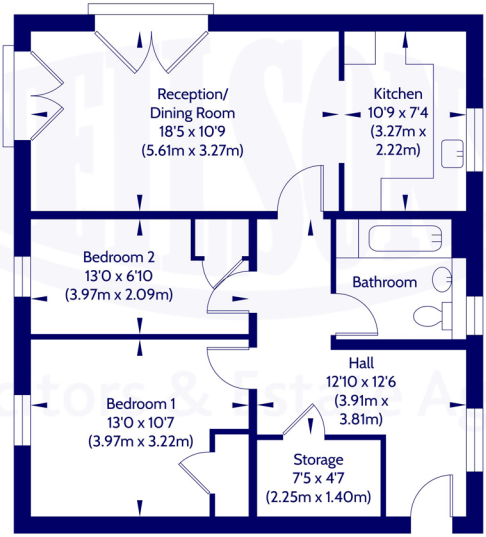
By appointment through Neilsons 0131 625 2222.

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 70 Sq M / 751 Sq Ft.

2nd 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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For helpful, friendly, personal advice, get in touch.

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