

4 Paterson Place, Niddrie, Edinburgh, EH15 3JN



## 4 Paterson Place | Niddrie | Edinburgh | EH15 3JN

### Description

An excellent opportunity has arisen to purchase this particularly appealing 3 bed end terrace villa forming part of a small development conveniently placed for an excellent range of amenities and good transport links. The property make an ideal home for professional couple or family and offers comfortable and easily manageable living space which comes with the added attraction of an enclosed west-facing rear garden.

- Hallway with WC
- Spacious living/dining room featuring a set of patio doors to the rear garden
- Ultra-seeq kitchen which comes with integrated appliances
- Three bedrooms, all with fitted storage
- Bathroom consisting of a white three piece suite with shower over bath
- Gas central heating and double glazing
- Enclosed sunny rear garden
- Driveway with EV charger

### Extras

The light fittings, oven, hob, dishwasher, fridge/freezer, shoe cabinet, bathroom cabinets and garden shed are included.

### Factor

The development is factored by Residential Management Group for approx. £27 per month. This includes maintenance of communal areas.

**EPC Rating:** C

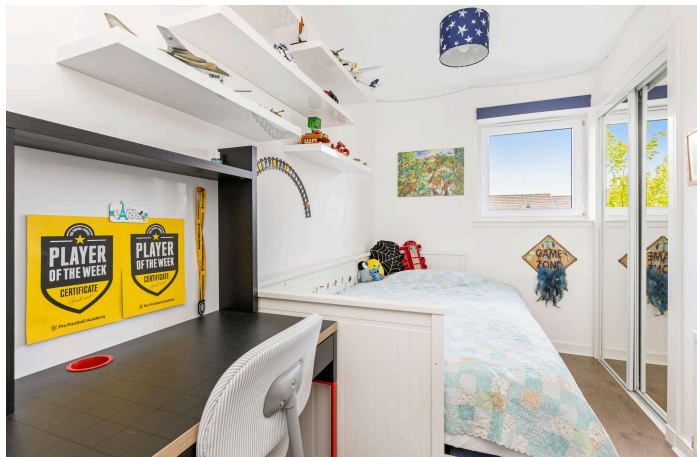
### Price and Viewing

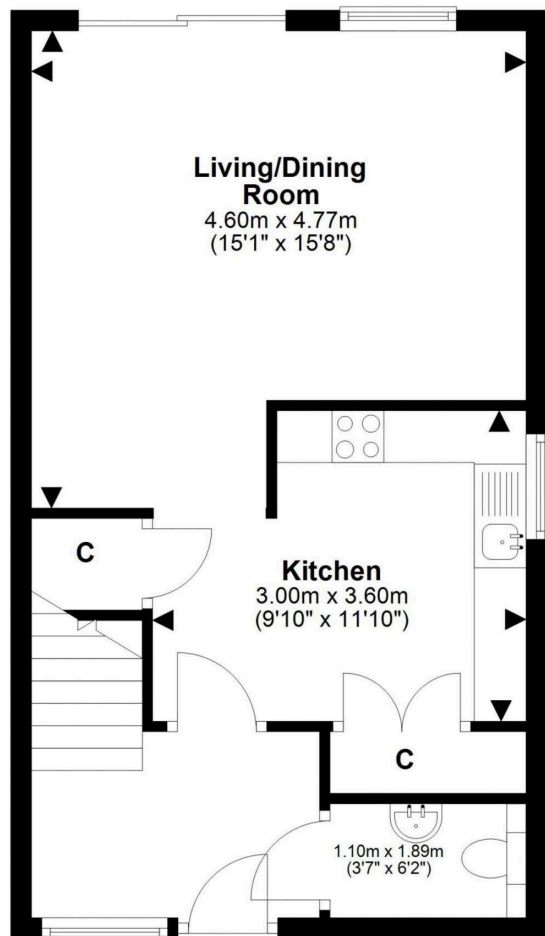
For price and viewing information or further details on this property please contact us on 0131 557 3188.



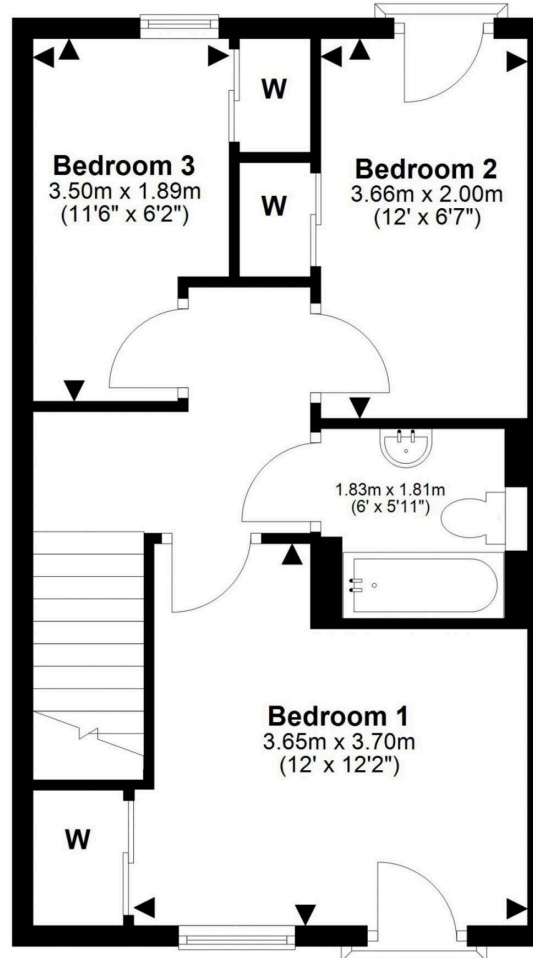
## Location

The popular Niddrie area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. The fashionable seaside suburb of Portobello nearby offers a white sandy beach, outstanding independent shops and cafes, and a cosmopolitan village atmosphere. For sport and fitness enthusiasts, there are local golf courses, Portobello Swim Centre which offers swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. There are established schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. There are excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





**Ground Floor**



**First Floor**

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.



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