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Fixed Price

£157,500

1c Niddrie Mill Place

Niddrie | Edinburgh | EH15 3HE

Spacious three-bedroom first-floor flat ideally positioned within the popular Niddrie area, conveniently located close to excellent local amenities, schooling, and superb transport links. Offering well-proportioned accommodation throughout together with excellent scope for buyers to personalise, the property is ideally suited to first-time buyers, growing families, and buy-to-let investors.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Shared drying green
- On-street parking
- EPC Band – C
- Council Tax Band - A



Description

The accommodation begins with an inviting entrance hallway, benefiting from useful built-in storage provisions. The bright and airy lounge/diner enjoys a dual-aspect outlook, allowing for an abundance of natural light and creating a comfortable space for both relaxing and entertaining. The kitchen is fitted with a range of integrated and freestanding white goods and features tiled splash areas for easy upkeep. A private balcony leads directly from the kitchen, providing space for a small table and chairs – an ideal spot to enjoy a morning coffee or some fresh air. The principal bedroom is a generous rear-facing double benefiting from wall-to-wall mirrored sliding wardrobes and ample space for additional freestanding furniture. Bedroom two is another comfortable double, also enjoying a peaceful rear aspect. Bedroom three is a versatile smaller double, again overlooking the rear, making it equally suitable as a child's bedroom, nursery, home office, or guest room. Completing the accommodation is the bathroom, fitted with a shower over the bath and partial wall tiling.





Further benefits include gas central heating and double glazing.

This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, residents have access to a shared drying green, while the property also benefits from a private, secure external store cupboard providing valuable additional storage. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.



Viewing

By appointment through Neilsons 0131 625 2222.





Location

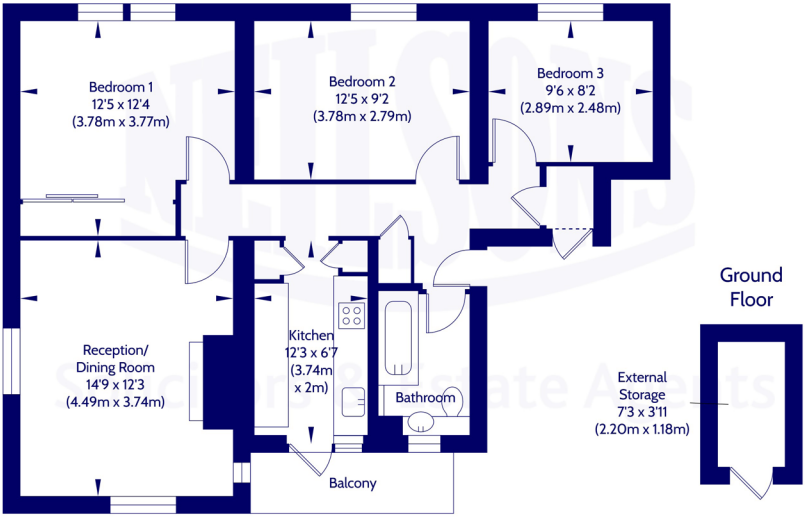
Niddrie lies to the south east of the City Centre and is well served by the local public transport system linking with most of the surrounding areas of the City. Many local retailers including banks, chemists and post office are close to hand for daily shopping needs together with a local 24hour Asda 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 72 Sq M / 774 Sq Ft.

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

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