15D Niddrie Mill Crescent, Niddrie, EH15 3EY

Freshly decorated first floor flat
**Offers Over £90,000**

**Viewing:** Sunday 2-3pm Or By Appointment Through Solicitors Telephone 0131 557 3188

Internal viewing is highly recommended of this immaculately-presented first-floor flat situated in a popular residential district of Edinburgh, in order to fully appreciate the quality of the works recently carried out by the owners to incorporate fresh décor and new flooring throughout the property. The accommodation comprises: a welcoming hall, a spacious lounge to front, a fitted kitchen housing a variety of wall and base units, and having a door leading to a balcony. The accommodation is completed by two double bedrooms and a bathroom housing a three-piece white suite. The property further benefits from gas central heating, double-glazing, parking bay to the front of the property and a private storage cupboard and shared drying area to the rear. All carpets and the kitchen appliances will be included in the sale price.

Shopping is very well represented with local shops nearby providing for everyday requirements as well as major high street stores and a cinema located at Fort Kinnaird and an Asda Superstore at the Jewel which are either a short car or bus journey away. There are excellent recreational facilities in the area including the Jack Kane Sports Centre. The property is ideally located to take advantage of the close 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. There is a park and ride rail station at Newcraighall.

**EPC BAND: C**

**IN CONCLUSION**

This is an absolutely lovely first floor flat, which has been upgraded to provide a comfortable and economical home with fresh décor and new flooring throughout. We therefore highly recommend an early viewing to appreciate the quality of the property now presented on to the market.

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller’s Home Report.