



15B Niddrie Mill Drive
NIDDRIE | EDINBURGH | EH15 3EP


warner's
solicitors & estate agents



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Warners are delighted to present to the market this well-proportioned two-bedroom flat situated on Niddrie Mill Drive in the Niddrie area of Edinburgh.

The property offers bright and spacious accommodation, making it an ideal choice for first-time buyers, couples or those looking for a comfortable buy-to-let investment.

On entering the property, a welcoming entrance hallway provides access to the accommodation. The spacious and bright lounge offers a pleasant main living space, with ample room for a range of furniture. The fitted kitchen provides excellent storage and preparation space, featuring ample worktop areas together with a good selection of floor and wall-mounted units.

There are two generous bedrooms, both offering versatile accommodation and ample space for bedroom furniture. Completing the property is a bathroom comprising a two-piece suite and wet room-style shower.

- Two bedroom ground floor flat
- Front garden
- Private lock up store and shared drying green to rear
- Close to local amenities including a direct bus service to airport and the Royal Infirmary
- Double glazing
- Gas central heating.

Energy Rating C. Council Tax A.

Factor payable to Manor Estates Housing Assoc.Ltd. Suite 4, 5 New Mart Place, Edinburgh EH14 1RW. Approx. £223 per annum plus any common repairs and maintenance charges.

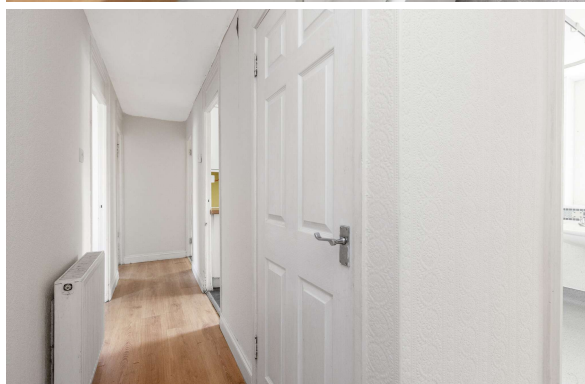
Repairs Deposit £50. Insurance £255 per annum.

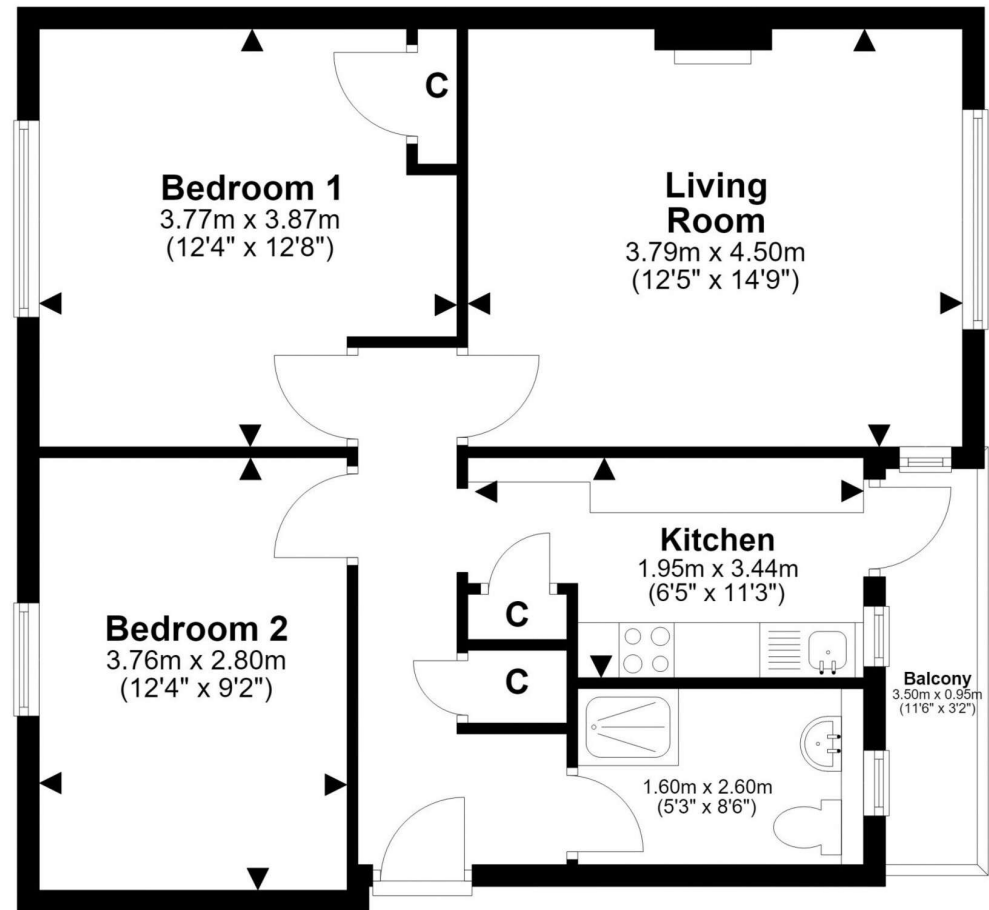
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, integrated kitchen appliances, washing machine, dish washer, carpets and curtains will be included in the sale.

The popular Niddrie area of Edinburgh offers a good range of small specialist shops serving the local community, a Lidl store, a doctors and chemist, all located along Niddrie Mains Road. Just a little further afield is the impressive Fort Kinnaird leisure park, where you can find an excellent choice of high street names, eateries and a cinema, and there's also a large Asda superstore at the Jewel. The property is close to the green open space of Hunter's Hall Park, home to the Jack Kane Sports Centre. One of Edinburgh's famous landmarks, Arthur's Seat, sits within Holyrood Park, just a short journey away and ideal for scenic walks and excellent views across the City skyline. Schooling is well represented from nursery to senior level and the property is conveniently positioned for those connected to Edinburgh Royal Infirmary. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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.

