



9/1 Great Carleton Place, Niddrie
EDINBURGH | EH16 4TX


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Set on a quiet cul-de-sac moments from excellent amenities, quick transport links and vast open green spaces is this spacious ground floor apartment. Boasting a well-kept communal garden, ample resident's parking, double glazing and secure entry access this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two storage cupboards, one deep & other shelved, a bright dual aspect lounge, a contemporary kitchen with attractive units with dining space, two well-proportioned double bedrooms (one with built-in wardrobe) and the flat is completed by a stylish bathroom.

- Ground floor apartment in quiet cul-de-sac
- Ample parking and landscaped communal grounds
- Close to bus links and Fort Kinnaird
- Welcoming hallway with storage
- Bright dual aspect lounge
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom
- Double glazing and electric heating

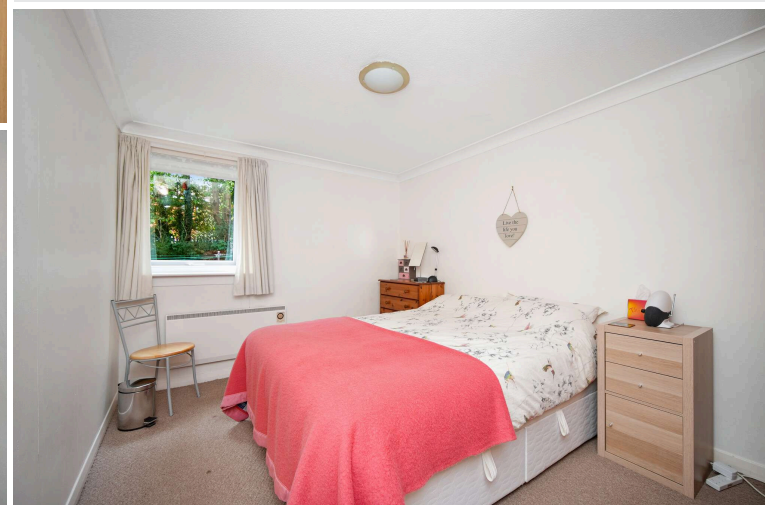
Council tax A. Energy Rating D

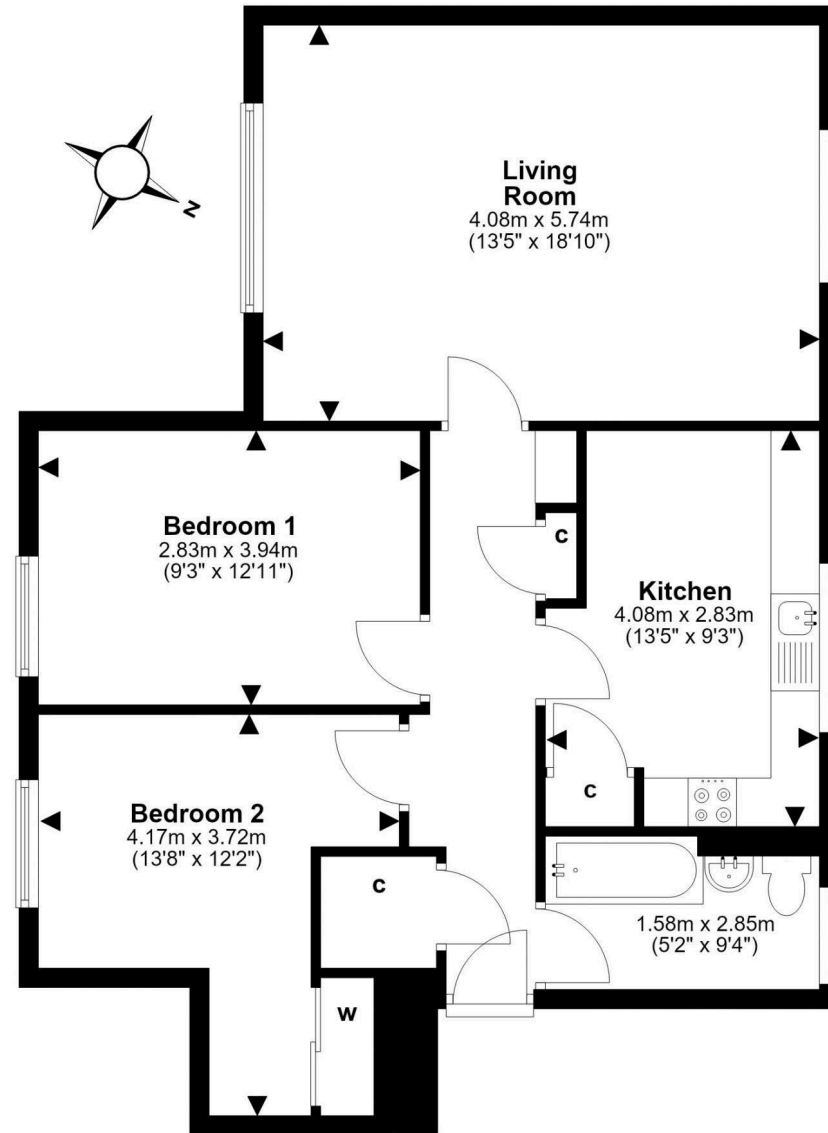
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds and washing machine 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.