

229B/8 NIDDRIE MAINS ROAD

CRAIGMILLAR, EDINBURGH, EH16 4PA

D.J.ALEXANDER
Sales & Lettings

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2 1 1

753 SQ FT Resident Parking

PROPERTY OVERVIEW

•Third-floor modern apartment
•Spacious open-plan sitting/dining room
•Modern fitted kitchen
•Juliette balconies
•Two generously proportioned bedrooms
•Integrated storage provisions
•Contemporary family bathroom
•Excellent transport links and local amenities

A bright and generously proportioned third-floor two-bedroom apartment, situated within a modern residential development in the popular Craigmillar area of Edinburgh.

The impressive open plan sitting room/kitchen provides an excellent everyday living space, featuring large windows and a Juliette balcony. The modern kitchen is fitted with a good range of light wood-effect wall and base units, contrasting worktops, a gas hob, oven and space for appliances. There are two generous bedrooms, both with fitted wardrobes, offering excellent flexibility for couples, sharers, families or those requiring a home-working space. The contemporary bathroom includes a bath with overhead shower and glazed shower screen, wash hand basin and WC.

Externally, the development benefits from landscaped communal areas and shared residents parking.







LOCATION

Niddrie Mains Road is situated to the southeast of Edinburgh city centre, within an established residential area offering a range of everyday amenities close by. Local shops, cafés and services can be found within the surrounding Niddrie and Peffermill areas, while Fort Kinnaird Retail Park provides an extensive selection of shops, restaurants, leisure facilities and supermarkets a short distance away. The property is also conveniently placed for access to Edinburgh city centre, with regular bus services providing connections into the city and surrounding districts. Road links are excellent, with easy access to the A1 and Edinburgh City Bypass, making the property particularly convenient for commuters. Nearby green spaces and recreational facilities provide opportunities for walking and outdoor activities, while the Royal Infirmary of Edinburgh and Edinburgh BioQuarter are also readily accessible.

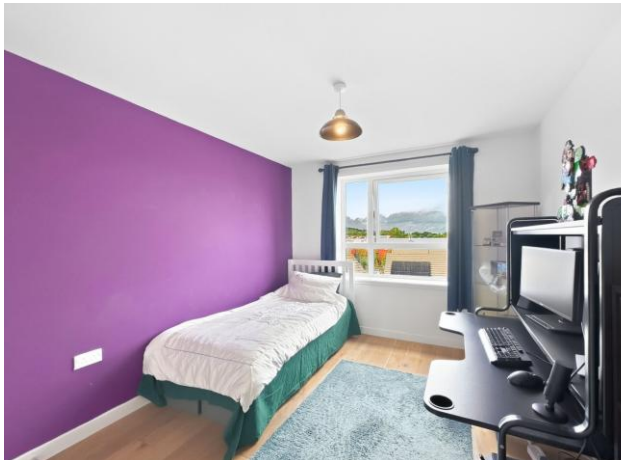
Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.















Stephen Lawson
Senior Residential Property Consultant

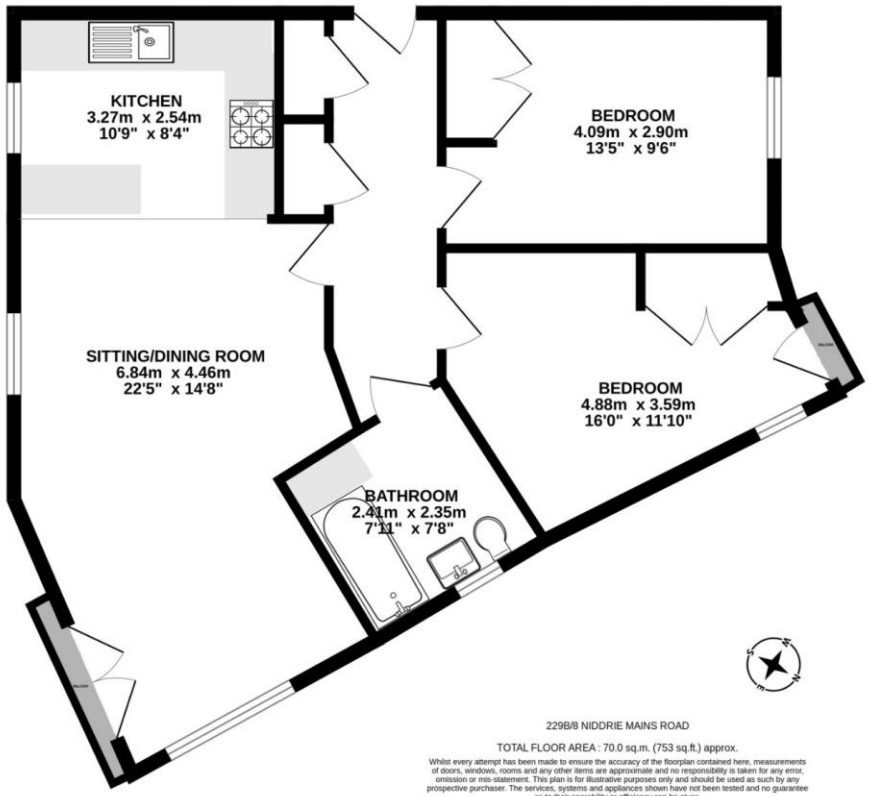
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

3RD FLOOR
70.0 sq.m. (753 sq.ft.) approx.



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TOTAL FLOOR AREA : 70.0 sq.m. (753 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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