



## 11e Niddrie Mill Crescent, Edinburgh, EH15 3EY

Beautifully Presented & Spacious, Three-Bedroom, Dual Aspect Flat.

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# Property Description

Beautifully presented and spacious, three-bedroom, dual-aspect, second-floor (top) flat with private balcony. Located in the established Niddrie area, southeast of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a single bedroom and a bathroom.

Freshly prepared for the market in light neutral decor, a modern fitted kitchen including appliances and a newly fitted stylish bathroom. In addition, there is contemporary flooring, double glazing, gas central heating, a loft space, and a secure entry system.

Externally, there is a communal drying yard set to the rear with an allocated storage unit; and ample unrestricted on-street parking to the front and the surrounding streets.

The hall gives access throughout and features a reception area at the main entrance, a built-in store cupboard and the secured entry handset. Front-facing, a good-sized dual-aspect lounge includes a 'feature fireplace', wood-effect flooring, and a central pendant light fitting.

The kitchen is also front-facing and has a built-in store cupboard and a door to the balcony. Fitted units include stone-effect worktops, a sink with drainer, a tiled surround, washing machine, fridge/freezer and an integrated oven, gas hob and canopy.

All three flexible bedrooms are set to the rear and include carpeted flooring and pendant light fittings; whilst bedroom one includes a fitted wardrobe.

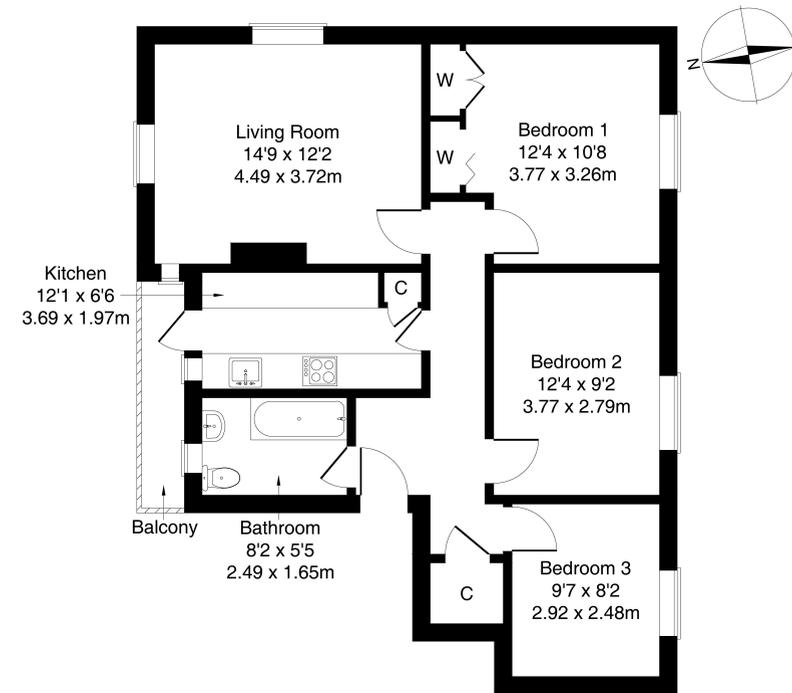
The newly fitted bathroom has a front-facing window and has a fitted suite, including a mains shower over the bath, recessed lighting and a ladder-style radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (780 sq ft - 72 sq m.)



# Area Description

Niddrie is an established residential area, located east of Edinburgh centre. Local shops can be found throughout, including a Lidl supermarket and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird, an ASDA at the Jewel, with Cameron Toll Shopping Centre offering additional shopping facilities plus a Sainsbury's superstore. Nearby Portobello offers open

spaces and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1, with regular public transport available on Niddrie Mains Road.





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### Head Office

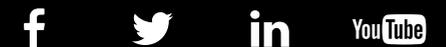
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