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4 Niddrie Marischal Loan, Edinburgh, EH16 4NY

Three Bedroom, Semi-Detached Home with Garden & Driveway

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Property Description

Light and well-presented three-bedroom, semi-detached house, with a garden and a driveway. Set on a corner plot in a quiet residential development, located in the Niddrie area, lying east of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, family bathroom and a ground floor WC.

Features include a well-proportioned and flexible floorplan, a modern fitted kitchen and bathrooms, and contemporary flooring. In addition, there is gas central heating, double glazing, and good storage provision including bedrooms built-in storage and a loft.

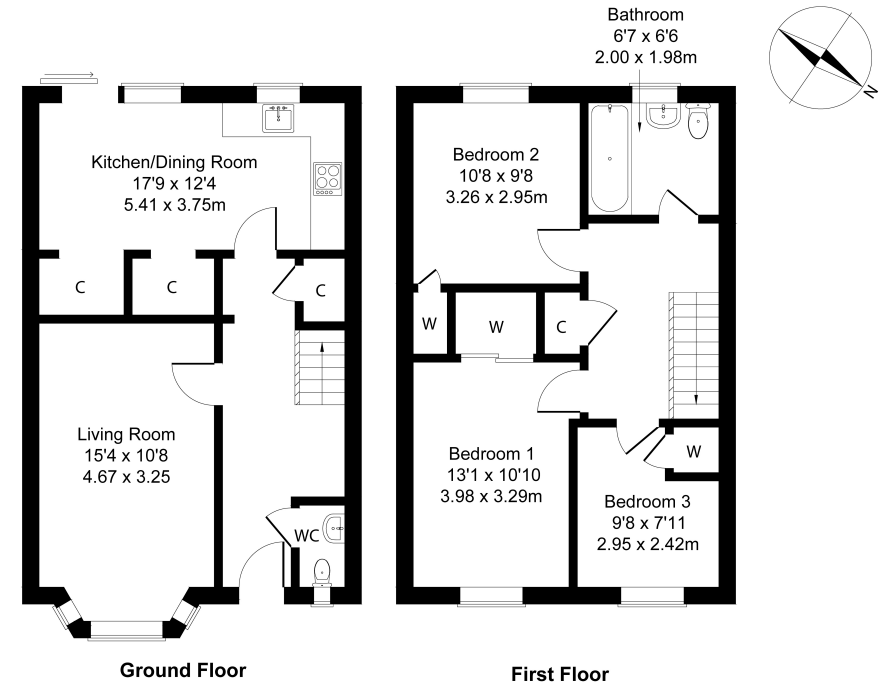
Externally, there is mono-blocked landscaping to the front incorporating a driveway; whilst the rear garden has a lawn, paved patio and a summer house/storage shed.

A welcoming entrance hall affords access throughout the ground floor, including the stairs leading to the upper hall, a convenient WC and a built-in storage cupboard. To the front, with a large bay window allowing plentiful natural light, the living room offers a generous room for lounge furniture. To the rear, the kitchen offers ample space for dining, patio doors accessing the southerly-west-facing rear garden and good storage provision with two built-in open storage spaces. Modern fitted units include an integrated oven and induction hob; a tiled surround and a sink with drainer.

On the upper hall, generously sized bedroom one is to the front featuring wood effect flooring and a built-in wardrobe with mirror sliding doors; whilst two further bedrooms are similarly well-finished, also with wood effect flooring and built-in wardrobe storage. Completing the accommodation, the bathroom is set to the rear, fitted with a three-piece suite, a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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