



## 14 Cakemuir Grove, Edinburgh, EH16 4FN

Immaculately Presented, Three-Bedroom, Mid-Terrace Family Home.

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# Property Description

Immaculately presented and spacious, three-bedroom, mid-terrace family home, with a garden and a double driveway.

Located in a modern residential development in the Niddrie area, southeast of Edinburgh city centre.

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

Highlights include a quality fitted kitchen, stylish bathrooms, contemporary flooring, and good storage provision.

In addition, there is gas central heating, double glazing, TV and telephone points, and modern lighting.

Externally, an enclosed rear garden has a lawn, patio and a store shed, whilst a double driveway is set to the front.

A welcoming entrance hallway gives access throughout the ground floor and features a large cloak/store cupboard and recessed spot lighting.

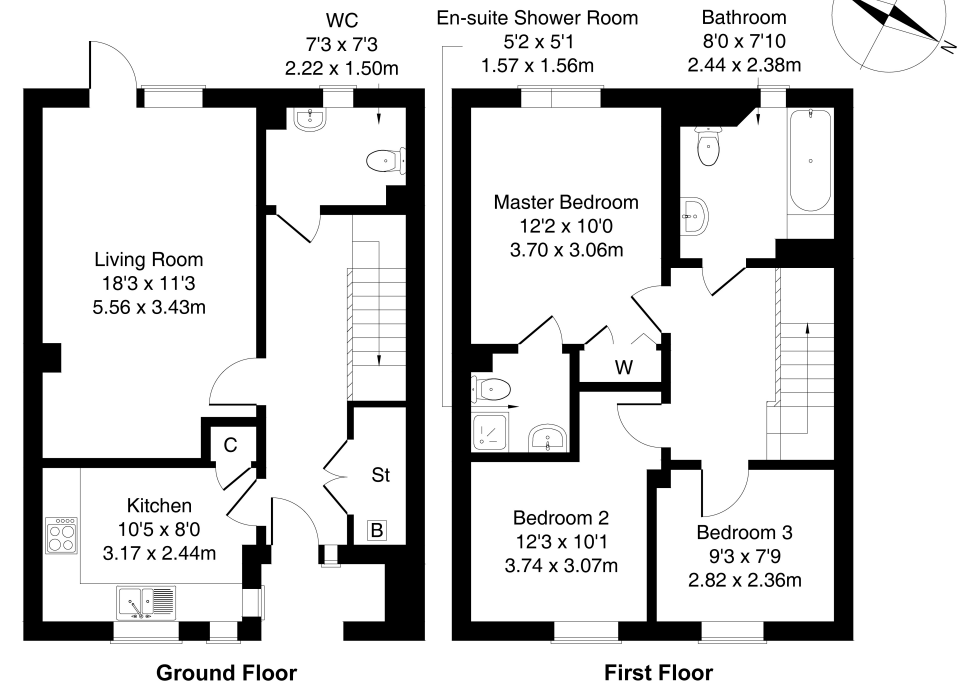
The spacious public room is set to the rear, offering space for both lounge and dining furniture, with a patio door to the garden, and two light fittings.

Front-facing is the kitchen including wood-effect worktops, mosaic wall tiling, sink with drainer, unit downlighting, a washing machine and an integrated fridge, freezer, oven with gas hob and canopy.

Set off the hall with a rear facing window is a generous WC with a modern suite.

On the first floor, a master bedroom one is set to the rear with a built-in wardrobe and a stylish en-suite shower room; whilst two further carpeted bedrooms are set to the front. The spacious family bathroom is fitted with a three-piece suite, including a shower head fitting for the bath, shaver point, and tiled flooring and splashwalls.

**mov<sup>8</sup> REAL ESTATE** 14 Cakemuir Grove, Edinburgh, EH16 4FN  
Estate Agents and Solicitors Approximate Gross Internal Area: (977 sq ft - 91 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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Estate Agents and Solicitors



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