



62 Niddrie Mains Drive, Edinburgh, EH16 4RS

Attractive Three-Bedroom, Mid-Terraced Home with Private Garden

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Property Description

Light and well-presented, this three-bedroom mid-terraced home is located within a quiet residential development. Situated in the popular Niddrie area, east of Edinburgh, with convenient access to local amenities and transport links.

The property offers an entrance hall, spacious living and dining room, modern kitchen, three double bedrooms, and a family bathroom.

Move-in-ready features include a modern fitted kitchen and bathroom, contemporary flooring, and neutral décor throughout. The home also benefits from a private garden and off-street parking, adding further convenience for everyday living.

An ideal home for families, first-time buyers, or anyone seeking comfortable, ready-to-move-into accommodation in a well-connected location.

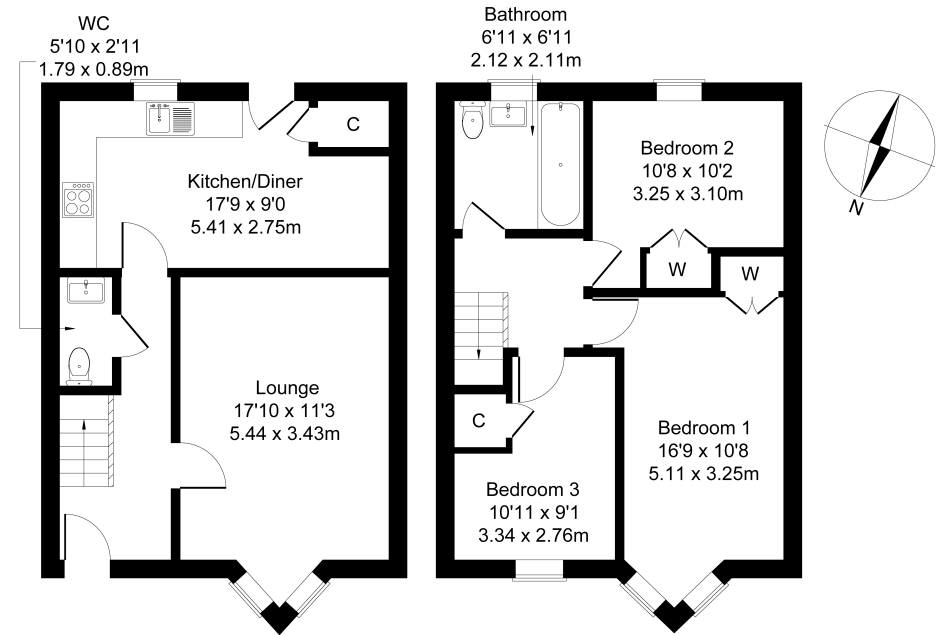
A welcoming entrance hall leads to the living room, a convenient WC, and the kitchen, all featuring wood-effect flooring and light, neutral décor. The spacious living room enjoys an abundance of natural light, creating a bright and comfortable space ideal for relaxing or entertaining guests. The modern kitchen offers space for a dining table, with contemporary worktops, a stylish splashback, a stainless steel sink with drainer, and ample room for appliances.

Carpeted stairs lead to the upper level, where you'll find three well-proportioned double bedrooms, each decorated in light tones and benefiting from built-in cupboard storage. Completing this bright and attractive home is the family bathroom, which features a three-piece suite with a bath and overhead shower, finished with a modern panelled splashback.



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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Ground Floor

First Floor

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

Area Description

Niddrie is a well-established residential district situated to the southeast of Edinburgh city centre. The area benefits from a wide selection of local amenities, including a Lidl supermarket and a comprehensive range of high-street retailers at nearby Fort Kinnaird, which also features a multiplex cinema. Additional shopping options include an ASDA at the Jewel and a Sainsbury's superstore at Cameron Toll Shopping Centre. For leisure and outdoor activities, residents can

enjoy the scenic open spaces of Portobello's seafront promenade, as well as the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park. The area is well served by a number of reputable schools catering to all age groups. Excellent transport links are available, with regular bus services along Niddrie Mains Road and convenient access to the A1 for routes in and out of the city.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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