



25 Niddrie Mill Avenue, Edinburgh, EH15 3EL

Immaculately Presented Three-Bedroom Mid-Terraced Home with Gardens & Hot Tub

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Property Description

Immaculately presented and spacious, three-bedroom, mid-terraced family home, with landscaped gardens. Located in the established residential area of Niddrie, southeast of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, dining/family room, three flexible bedrooms, a family bathroom and a ground-floor WC.

Finished to an exemplary standard, including a stylish fitted kitchen, contemporary lighting and flooring, and modern bathrooms. Further highlights include skylight windows, updated internal doors and radiators, gas central heating, and double glazing.

In addition, there is a semi-open plan living space, good storage provision, including a loft, bedroom wardrobes, and a walk-in closet. Professionally landscaped gardens include patio decks to the front and rear, a storage shed, lawns, with a luxury hot tub available for inclusion in the sale.

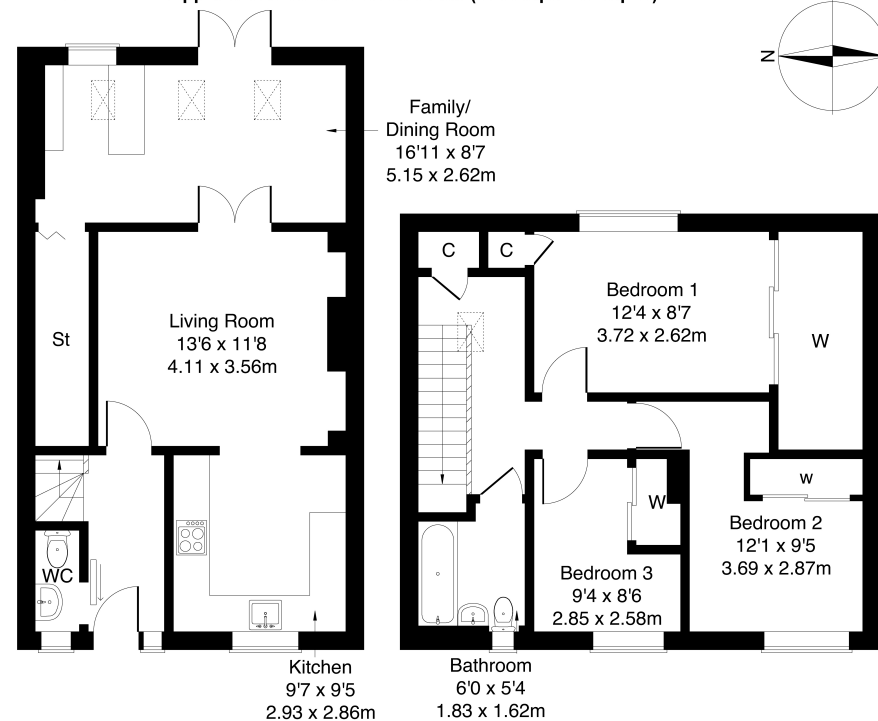
A stylish and modern home begins with a welcoming entrance hall complete with a convenient WC, leading seamlessly into the living room, which features a wall-mounted TV point and a fireplace, creating the perfect space for relaxation and entertainment. Off to the side lies the contemporary kitchen, finished with wood-effect countertops, a stainless steel sink with drainer, integrated oven and gas hob with canopy, as well as a washing machine and dishwasher. The dining room, set just beyond the living area, provides an extended space for gatherings and offers direct access to the patio, complete with its own wall-mounted TV point for added entertainment options.

Upstairs, the carpeted flooring flows throughout three well-appointed bedrooms, with the principal bedroom boasting a beautifully finished mirrored walk-in closet, while bedrooms two and three both benefit from built-in mirrored wardrobes, and bedroom two further enhanced with a wall-mounted TV point. Completing this beautiful home is the stylish family bathroom, fitted with a modern three-piece suite including a shower over bath and a ladder-style radiator.



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Approximate Gross Internal Area: (1044 sq ft - 97 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 a well-established residential district southeast of Edinburgh city centre. The area offers 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 ages. Excellent transport links include 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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