




Flat 4, 231 Niddrie Mains Road, Edinburgh, EH16 4PA

Immaculately Presented & Spacious, Three-Bedroom, South-Facing, First-Floor, Corner Aspect Apartment

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Property Description

Immaculately presented and spacious, three-bedroom, south-facing, first-floor, corner-aspect apartment forming part of a modern residential development. Conveniently located in the Niddrie area, lying southeast of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining/kitchen, three flexible bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a fully integrated kitchen, stylish bathrooms, and Juliet balconies, with contemporary flooring and spot-lighting throughout. In addition, there is NEST gas central heating and double glazing; with upgrades including fitted blinds, USB sockets and light switches, door fittings and shelving.

The development also provides a secured entry system, landscaped grounds, a shared bike store, and ample residential parking.

A welcoming L-shaped hall gives access throughout, including two built-store cupboards, and offers space for freestanding furniture. Taking advantage of the property's corner aspect is an impressive open-plan public room, offering separate lounge and dining spaces, with superb south-facing natural light from two Juliet balconies. The stylish kitchen features modern units, wood-effect worktops, a sink with a drainer and a sprinkle-styled mixer tap, a tiled splashback surround; and an integrated washer/dryer, fridge/freezer, oven and gas hob.

Set to the rear, a tastefully finished master bedroom features a fitted mirrored wardrobe and a generous en-suite shower room including an integrated cubicle, a fitted suite, a ladder-style radiator and a vanity with drawers. Two further well-finished bedrooms are set to opposite aspects, with front-facing bedroom two including a fitted wardrobe, whilst a flexible third bedroom is currently used as a spacious office. Completing the accommodation, the family-size bathroom is set internally off the hall, fitted with a contemporary three-piece suite including a shower unit over the bath, a ladder-style radiator, tiled splash areas, and a vanity with drawers.

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Approximate Gross Internal Area: (947 sq ft - 88 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, 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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