



## 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.

### Omov<sup>8</sup> Flat 4, 231 Niddrie Mains Road, Edinburgh, EH16 4PA

Master Bedroom 3
14/4 x 12/8
4.37 x 3.86m

Bathroom 7/9 x 75
2.36 x 2.25m

Living/ Dining Room/ Kitchen 20/10 x 20/6
6.34 x 6.24m

Bedroom 2
11/10 x 11/9
3.60 x 3.58m

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.



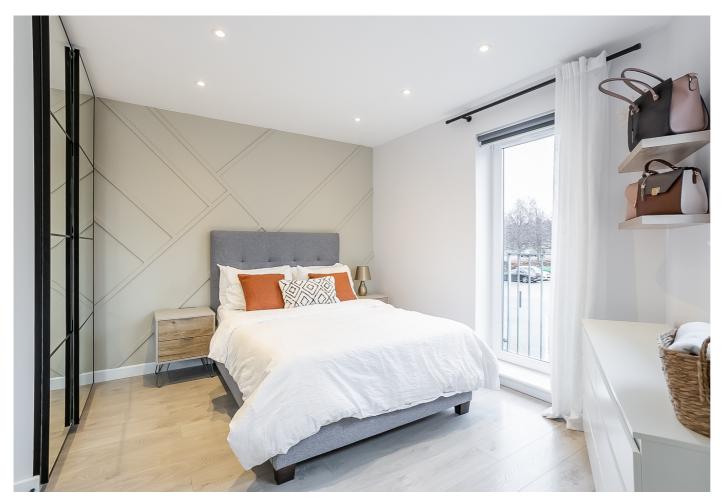
















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