



64 Niddrie Marischal Crescent, Edinburgh, EH16 4LA

Beautifully Presented & Spacious Three-Bedroom Mid-Terrace Family Home with Gardens

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Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace family home with gardens. Set adjacent to a shared green, in an established residential area of Niddrie, southeast of Edinburgh city centre.

Comprises an entrance hall, a living room, a kitchen, three double bedrooms, and a family bathroom. Brought to the market in fresh neutral decor and new flooring throughout, with a modern kitchen and bathroom.

In addition, there is gas central heating, double glazing, and good storage, including a loft. Generous gardens include lawns to both aspects, with new fencing to the rear, and a shared gated vennel for additional rear garden access and storage.

A welcoming entrance invites you into the home, leading to a bright and spacious living and dining area positioned to the side, where a large window allows natural light to pour in throughout the day. Towards the rear, the tastefully designed kitchen features practical wood-effect flooring, complemented by granite-style worktops, a tiled-effect splashback, and a sink with drainer, as well as an integrated oven and gas hob with a canopy extractor above. From here, doors open directly onto the private garden, offering an ideal space for relaxation or entertaining guests.

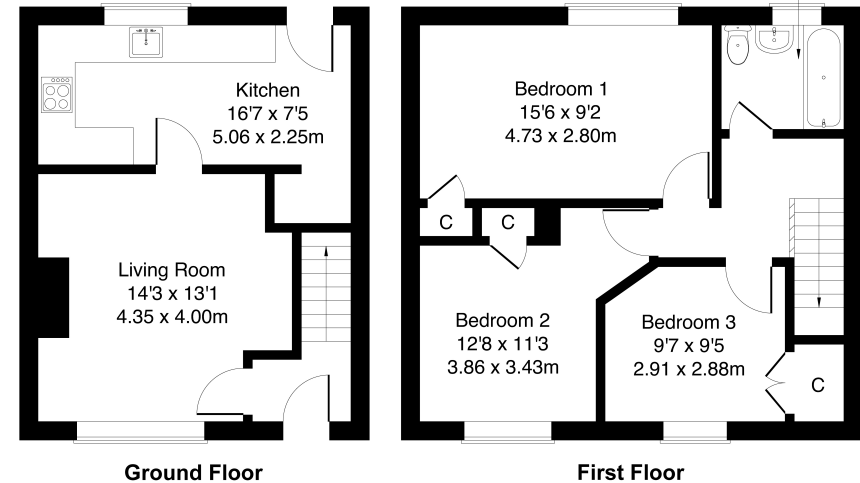
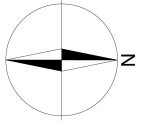
Upstairs, the carpeted landing provides access to three generously sized bedrooms, each benefiting from built-in cupboards for convenient storage and additional space for standalone furnishings. Completing the property is a contemporary family bathroom, fitted with a modern three-piece suite including a shower over the bath.



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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)

Bathroom
6'6 x 5'6
1.98 x 1.68m



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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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



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