

20B Niddrie Mill Crescent

NIDDRIE, EDINBURGH, EH15 3ET



*SPACIOUS TWO BEDROOM
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat to the market in excellent condition.

Inside, the property comprises of a spacious living area which has a large window flooding the room with natural light. The living area offers various possibilities for furniture arrangements. The fully equipped modern kitchen with a four-ring gas hob, fan oven and integrated appliances with access to the private front garden and private decking area. The flat has two double bedrooms both similar in size. The master bedroom has built-in storage whilst the second bedroom has more than enough space for freestanding storage options. There is one main family bathroom which is modern and in keeping with the rest of the property. Fitted with a modern suite with a mains pressured shower over the bath.

In addition to this, the property includes Karndean flooring, gas central heating and double-glazed windows making for a warm and cost-effective home, year-round. The flat also has a single driveway to the front of the property in the private front garden.







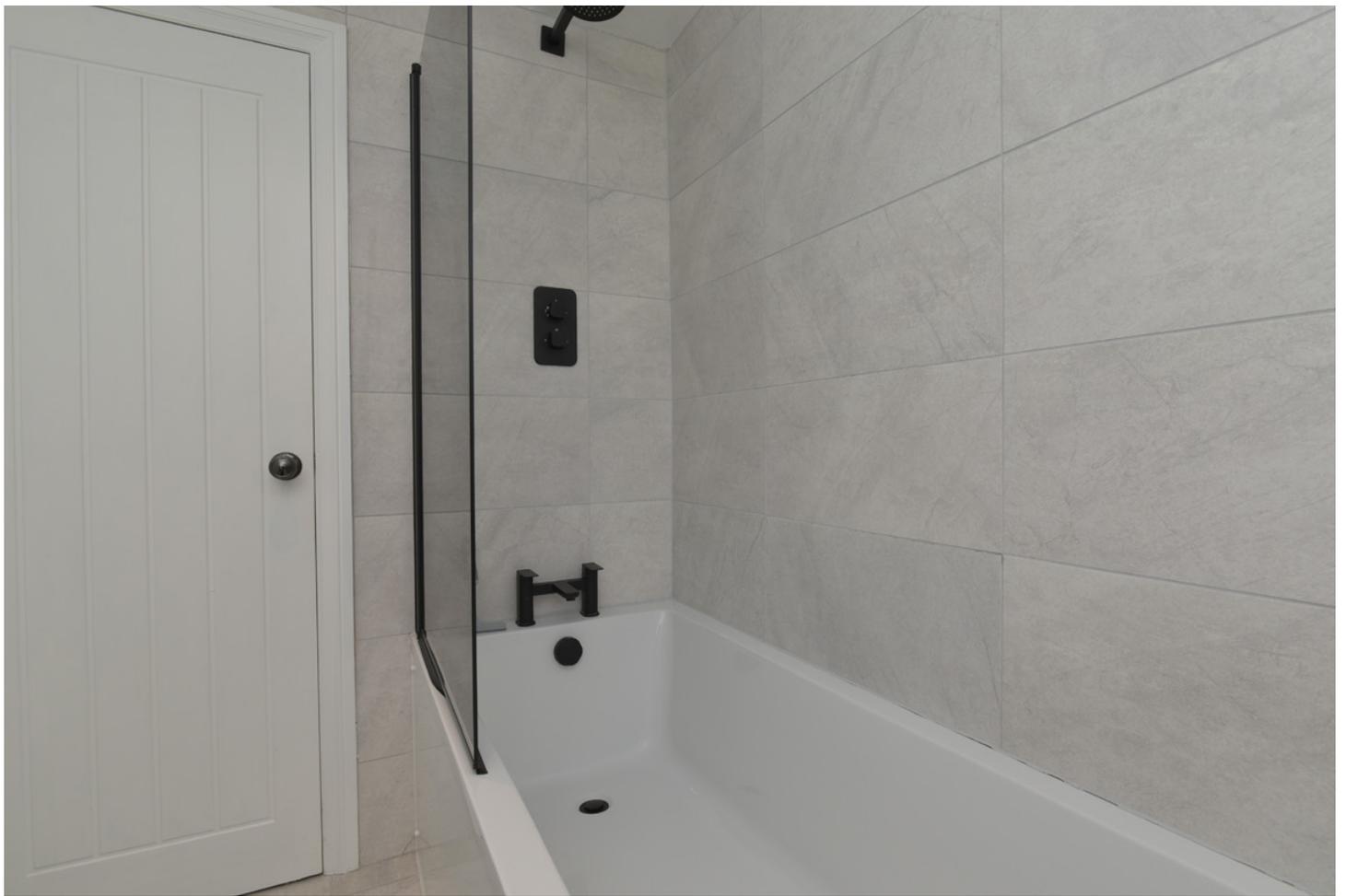
Bedroom 1

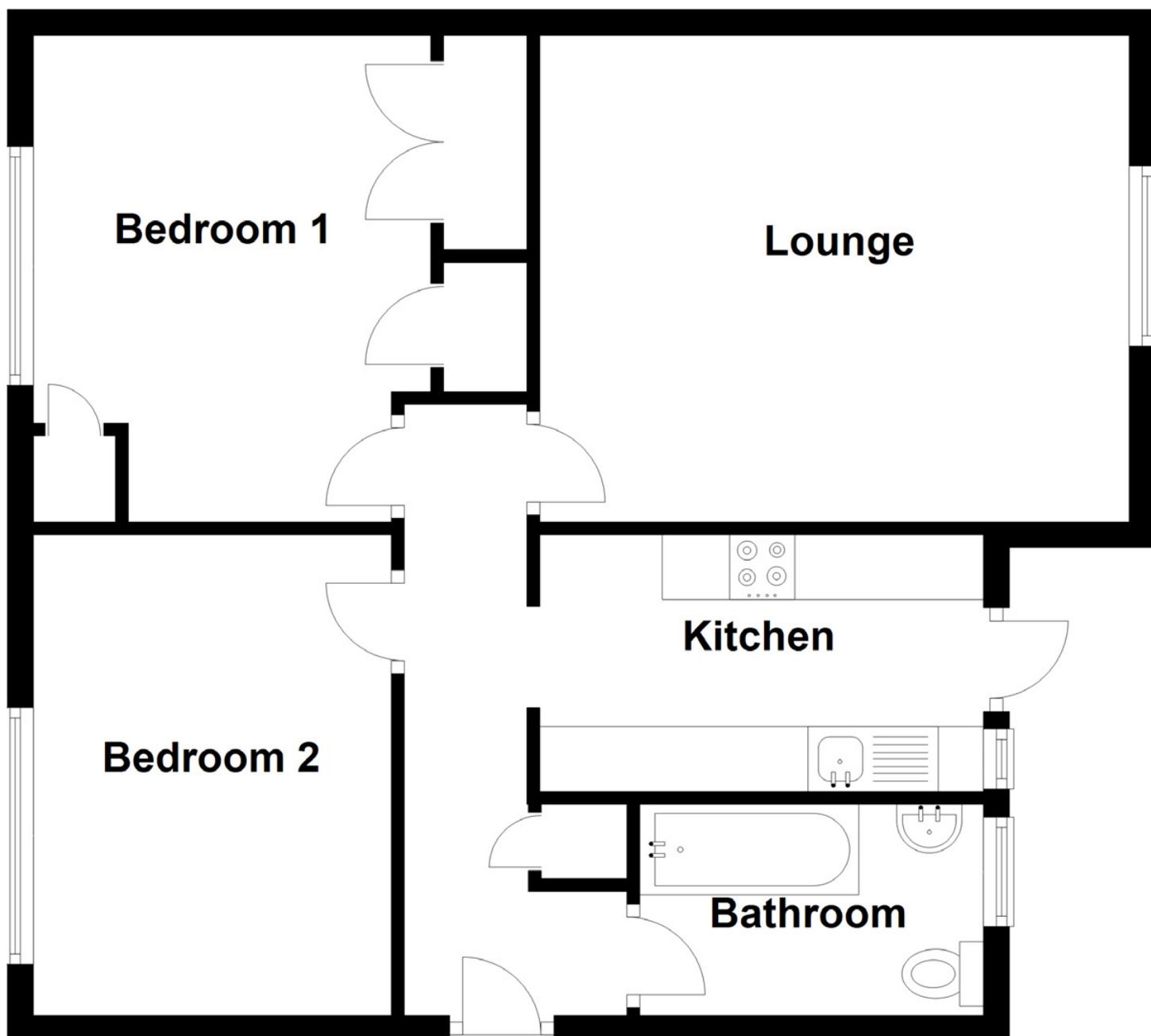




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.52m (14'10") x 3.76m (12'4")
Kitchen	3.40m (11'2") x 1.98m (6'6")
Bedroom 1	3.76m (12'4") x 3.05m (10')
Bedroom 2	3.71m (12'2") x 2.75m (9')
Bathroom	2.64m (8'8") x 1.63m (5'4")

Gross internal floor area (m²): 66m²

EPC Rating: C





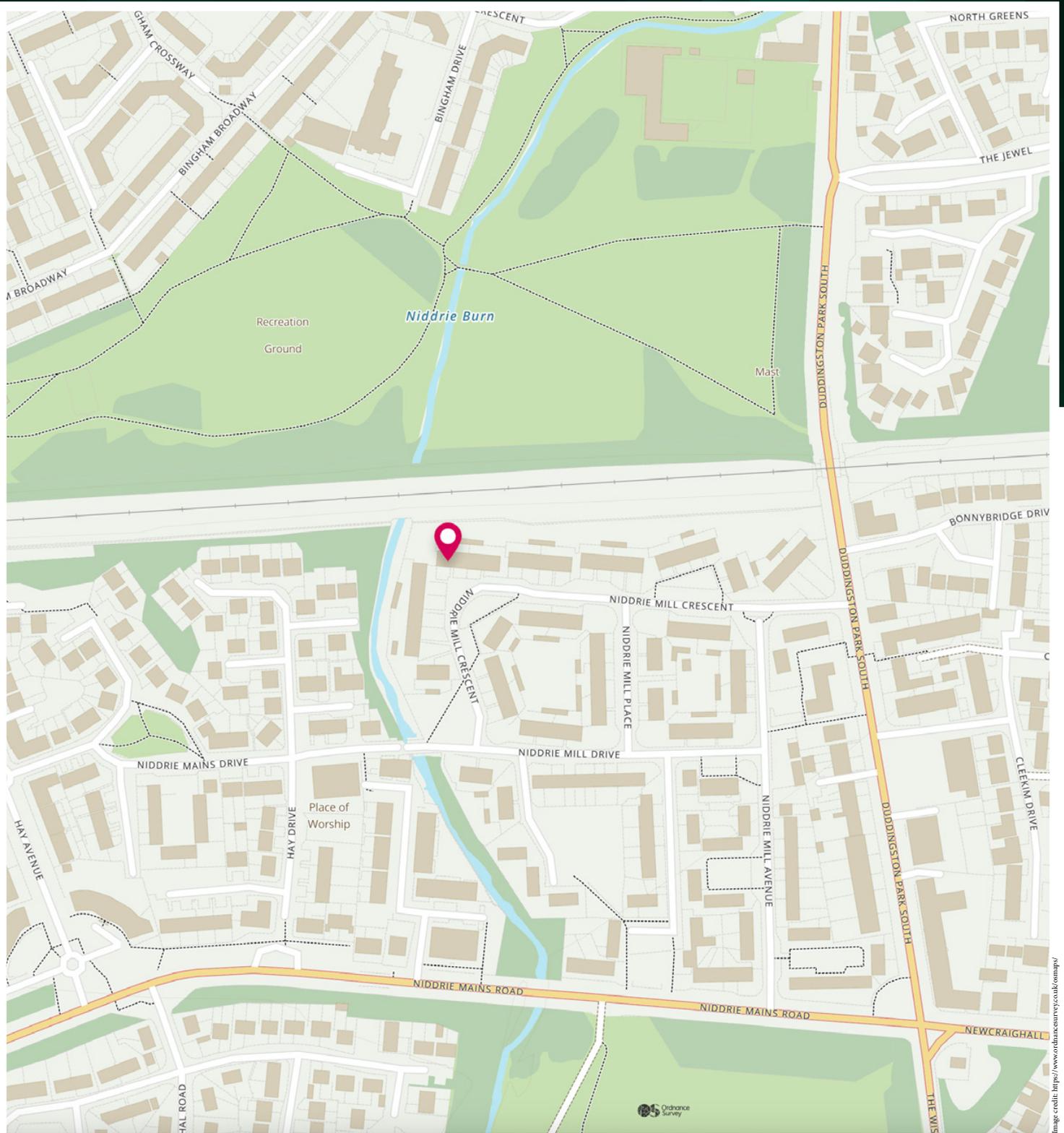
Niddrie is a long established, much respected residential district lying on the east side of the city, adjacent to the Portobello/Musselburgh By-pass.

The area is exclusively residential and comprises a wide variety of property styles. Recently a few residential well designed estates have been developed offering a variety of property styles and sizes.

Within the area is Asda, capable of supplying everything for most family's normal weekly requirements at very competitive prices. If a greater variety is required the Cameron Toll shopping complex is only a short distance from the property and here banking and building society services can be found along with a wide variety of High Street stores along with a Sainsbury's Superstore. There is also Kinnaird Park retail complex nearby.

Niddrie is also close to Holyrood Park, the New Royal Infirmary and Craigmillar Castle.

The Location



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