

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £180,000

51 Niddrie Marischal Grove, Niddrie EH16 4LD





Appealing Mid-terraced Villa In Pleasant Cul-De-Sac Location

Excellent opportunity to acquire an appealing mid-terraced villa enjoying a pleasant cul-de-sac location in a popular well-established residential development lying south east of the city centre convenient to shops, schools and transport links.

This charming property offers well-proportioned accommodation, generous in size and convenient in layout with useful storage including a large attic which has been used as a bedroom in the past by the present owners. The light attractive interior comprises: lounge with open plan staircase to first floor landing, fitted kitchen/diner with fridge/freezer and door to garden, two comfortable bedrooms, one with staircase to attic (no consents) and stylish bathroom with shower/screen. While some upgrading and decoration would be beneficial, comfort is assured by means of gas central heating complemented by the installation of double-glazed windows. The property is set within easily maintained private gardens, the rear enclosed garden with garden room enjoying much of the day's sunshine. Residents' parking.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.22 m x 3.99 m / 13'10" x 13'1"
Kitchen/ Diner	4.22 m x 2.97 m / 13'10" x 9'9"
Bedroom 1	4.22 m x 3.25 m / 13'10" x 10'8"
Bedroom 2	3.10 m x 2.54 m / 10'2" x 8'4"
Bathroom	2.39 m x 1.55 m / 7'10" x 5'1"

LOCATION

While local convenience shopping is readily available the property is also well positioned for access to the Fort Kinnaird complex with major retail outlets, restaurants and recreational facilities. There is also an Asda Superstore at the Jewel and the Cameron Toll Centre within short driving distance. Local schools cater for all age groups with the Queen Margaret University also easily accessible. The property is also particularly well positioned for access to the Royal Infirmary and recreational facilities in the vicinity include the Jack Kane sports centre, Hunters Hall Park and pleasant walks at Arthur's Seat/Holyrood Park. A frequent and effective public transport service operates to the city centre and there is easy access to the city by-pass linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS

All fitted floor coverings

EPC RATING

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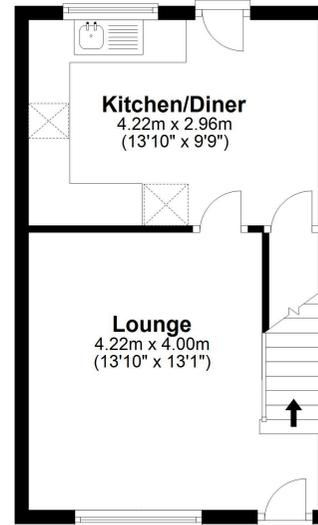
VIEWING

By appointment, please telephone agents 0131 554 6244

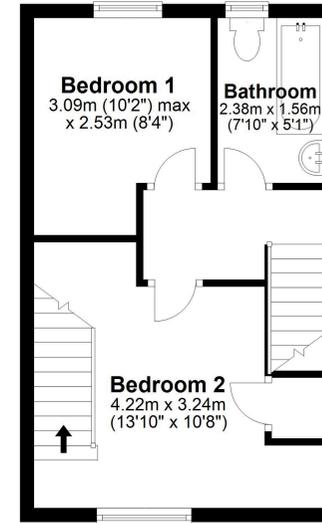




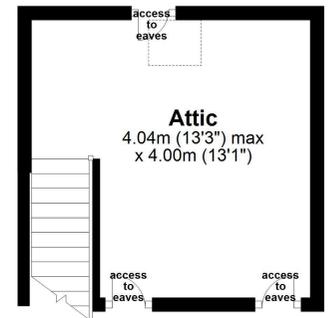
Ground Floor



First Floor



Second Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.