



Viewing

Thursday 7pm -8pm Sunday 2pm-4pm By appointment, telephone agent

Alana Watson on 07896 482 265

Thinking of selling?

I would be happy to provide you with a
Free market appraisal of your home at your convenience



PROPERTY MIS-DESCRIPTION ACT

Please note that these particulars have been prepared on the basis of information provided by our client. Although all care has been taken in the preparation of this schedule, no warranty can be given regarding the accuracy thereof and the information contained therein should not be relied upon by prospective purchasers. We have not tested Electricity, Gas or Water services or any Appliances. Any prospective purchasers should make their own enquiries. No warranty is implied or given. Measurements are approximate.



OFFERS OVER £119,000

33a Niddrie Marischall Place

Edinburgh, EH16 4LR

This property is a well presented and generously proportioned end terraced villa. It is located south of the city centre, in the popular Niddrie district. The property would be an ideal purchase for those looking for rental potential, as well as, an ideal first time purchase.



Niddrie is a thriving community which has undergone regeneration. The High Street on Niddrie Mains Road has been granted funds to update the shop fronts and perhaps build more shops. Many of the houses within the area are less than ten years old and there is further housing development currently under construction. There are a variety of Schools in the area, including, St. Francis and Niddrie Mill Primary Schools and Holy Rood, Portobello and Castle Brae Secondary Schools.

Nearby, Fort Kinnaird Park provides many shops and retail outlets. Along with some popular restaurants, a multi cinema centre and a mega bowl. A variety of recreational and leisure facilities can also be found close by, these include, children's play parks, community centre, library, the Jack Kane sports centre and a golf course. Portobello beach and swimming pool are only a few miles from Niddrie.

There is a regular bus service providing transport to the City Centre, Portobello and the surrounding areas. It is straight forward to gain access to the A720 City Bypass and the A1 which in turn, leads to all major motorway networks.

In summary, this is a well situated property in good decorative order throughout which offers an ideal first time purchase to those looking for a property in move in condition. This property may also be of interest to landlords looking to expand their portfolio. There may also be the potential extend this property into the attic, subject to planning consent, thus providing scope for development.

Early viewing is recommended.

ENTRANCE HALL 1.52m x 1.28m. (5'0" x 4'2")

The reception area benefits from industrial flooring, a single radiator, 2 electrical sockets and a smoke alarm which is built into the mains electrical supply. The reception area is accessed via a secure entry door, with direct access to a carpeted staircase leading to the upper level of the property. The door to the left leads to the lounge.

LOUNGE 4.47m x 3.44m. (14'8" x 11'4")

A well presented and good sized lounge; also benefiting from wood effect, industrial flooring. This room like most of the rooms in the property has cornicing. There is a triple window, overlooking the front of the property and ample room for free standing furniture. The lounge has a large under stair cupboard which could be utilised to house a computer/work station, 1.54m x 1.15m. (5'0" x 3'9"). There are ample points (3 double electrical, 2 telephone, outside Ariel, cable and computer points)

KITCHEN DINING 3.83m x 2.97m. (12'7" x 9'9")

The kitchen/ Diner is accessed via the lounge, yet another spacious room with ample storage. Included in the price is the free standing, stainless steel cooker, with electric oven and gas hob. Washing machine, dishwasher, fridge freezer, tumble dryer, breakfast table and chairs! The kitchen units are a beech wood effect (5 x wall, 5 x floor), the worktops are a speckled granite effect and the kitchen has a tiled splash back. The floor covering is laminate, tile effect for easy cleaning. There is a further, 2 large storage cupboards. This room is to the back of the property and has plenty of light, with two windows and a glass door leading to the conservatory.

CONSERVATORY 4.07m x 2.68m. (13'4" x 8'10")

The dwarf walled conservatory is floored with tiled effect laminate and benefits from an opaque roof, for these sunny days. There are 3 double electrical sockets and a wall light. The conservatory furniture is included in the sale. Patio doors lead out to the garden.

GARDEN

The garden has a raised decked patio, which is ideal for alfresco dining; again the garden furniture is included in the sale. There is also an area for drying clothes. To the side of the property is a brick built area which the owners currently use to house their recycling and a large chest like storage unit which is included in the sale along with a flymo and strimmer. The sale also includes the large shed with solar lighting located at the back of the property, 2.74m x 1.74m (9'0" x 5'9"), this is currently used as a work shop.

The ground to the front of the property is all paved and used as a drive way, this area could easily house two cars. There is also unrestricted on street parking to the front of the property, providing ample parking for residents and guests.

UPPER LANDING 2.19m x 1.16m. (7'2" x 3'10")

The upper landing is carpeted and has the second of the integrated smoke alarms. There is a double electrical socket point on the landing. Here access can be gained to the attic which is mainly floored and has been fitted with a light. Due to the pitch on the roof it may be possible to convert subject to planning consent.

MASTER BEDROOM 3.71m x 2.97m. (12'2" x 9'9")

The master bedroom is located to the back of the property; there are double mirrored wardrobes along one wall and a cupboard which contains the boiler. The floor has been laminated in a light beech. A pleasant well proportioned room.

BEDROOM TWO 3.42m x 2.41m. (11'2" x 7'11")

The second double bedrooms is located to the front of the property. This room also has double mirrored wardrobes, a further storage cupboard and beech laminate flooring. A neutrally decorated, light airy room.

BATHROOM 2.16m x 1.97m. (7'1" x 6'5")

This well presented bathroom is located to the side of the property and benefits from an opaque double glazed window. The bathroom comprises of a WC, wash hand basin with vanity unit beneath and a double Mira shower unit. This room has spot lights and an extractor fan. Some of the free standing furniture is included in the sale.

EXTRAS

All fitted carpets and floor coverings, all light fitting and shades, all blinds, all curtain poles and curtains, some bathroom free standing furniture. Furthermore, the breakfast table and chairs, the conservatory and garden furniture. The washing machine, dish washer, dryer, fridge freezer and cooker are also included. And finally, the outside storage chest, the shed with solar lighting, the flymo & strimmer are included in the price.

