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property

125/5 Niddrie Mains Drive, Edinburgh, EH16 4RP

A very well presented, second floor flat located in a modern block. Living room, kitchen, bedroom, box room/study, bathroom.

Fixed price £103,000



Please call 0131 226 7464 to make an appointment to view...or you can email us at sales@boyd-property.com.

west end office: 1 melville place, edinburgh, eh3 7pr

Property Description

This stylish flat is set on the top floor of an attractive modern building in Niddrie. Internally the property is exceptionally well presented and bright. The living room has good natural light from a set of double-glazed French doors, which open out to a Juliet balcony. The sunny kitchen provides ample storage space and a lovely contemporary feel. The bedroom is a tranquil space with a corner window and fitted wardrobes. There is also a box room/study and a smart bathroom with shower over.

Location

The property is located in Niddrie, southeast of Edinburgh city centre. Local amenities include well-maintained parks and local shops. Slightly further afield more extensive amenities can be found at Cameron Toll shopping centre and at Fort Kinnaird leisure and retail complex. The open spaces of Arthur's Seat and Holyrood Park are also within easy reach. Nearby bus routes lead to Edinburgh city centre and Portobello, whilst the motorist can gain easy access to the A1 and city bypass.

Accommodation

Second Floor

Entrance Hall

Entry telephone, recessed storage cupboard, single radiator, access to loft space, simple ceiling cornicing, recessed halogen spotlights and laminated wood floors.

Living Room 14'9 x 10'2 (4.50m x 3.10m)

Front facing French doors to Juliet balcony, double radiator, television point, simple ceiling cornicing, wall lighting and laminated wood floors.

Kitchen 10'7 x 7'11 (3.23m x 2.41m)

Rear facing double-glazed window, stainless steel sink and drainer, gas cooker, washing machine, dishwasher, space for fridge/freezer, wood-effect worktop, range of storage units, extractor fan, single radiator, ceiling lighting and laminated wood floors.

Bedroom 14'9 x 9'6 (4.50m x 2.90m)

Double-glazed corner window, fitted wardrobes, double radiator, telephone point, ceiling lighting and fitted carpet.

Box Room 7' x 4'8 (2.13m x 1.42m)

Wall mounted combination boiler, fusebox, ceiling lighting and fitted carpet.

Bathroom 6'11 x 6'7 (2.11m x 2.01m)

Rear facing double-glazed window, white suite, bath with chrome taps and Mira shower over, wash hand basin, WC, single radiator, ceiling lighting and laminated wood floors.

Garden

There are shared gardens located to the front and rear of the property.

Parking

There is unrestricted on road parking outside the property.

Extras

The gas cooker, washing machine and dishwasher are to be included in the sale price.

Council Tax Band

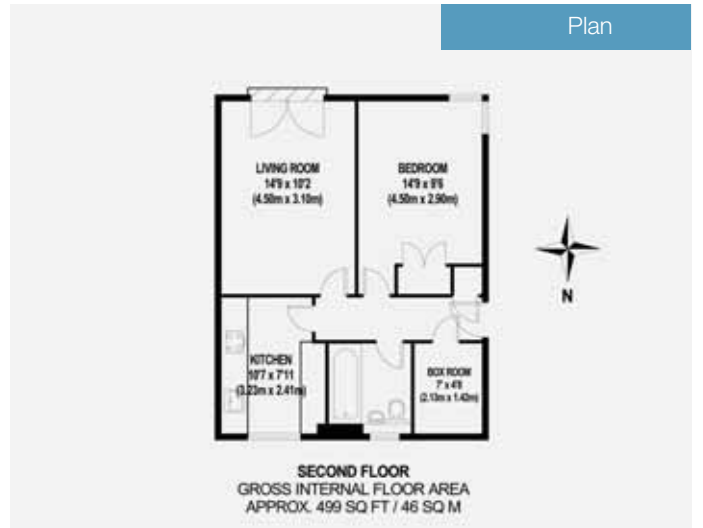
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Viewing Arrangements

Sunday 2-4pm and by appointment.



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