



60 Niddrie Mains Drive, Edinburgh EH16 4RS

- Immaculate, modern mid-terraced property offering great family accommodation with front and rear gardens.
- Comprising of a spacious living room, kitchen/dining area, 3 bedrooms all with fitted wardrobes, good sized bathroom, 2 toilets, great storage and quiet residential location next to retirement village.
- Excellent clean and bright presentation with quality floor coverings, and matching wall decoration, central heating and double glazing throughout.
- A popular modern development assisting the regeneration of the area. Private parking bay to front, and access to local amenities and parks close by.

Offers Over £129,000



Living room

Property description:

This modern property is immaculate from beginning to end. It benefits from quality fitted carpets and floor coverings, matched smartly with neutral tones and a bright aspect throughout. Comprising of 3 bedrooms and a spacious kitchen dining area, this property perfect for the growing family. Private south facing rear garden and a private car parking bay to the front. The property has gas central heating and double glazing throughout with great storage including attic space.

Accommodation: The neat and tidy entrance leads to a bright lower hallway with doors leading off to the living room, kitchen and ground floor toilet with vanity. The living room has a window to the front of the property, good size with quality fitted carpet and neutrally decorated. The kitchen faces the rear and is a fresh and bright room with a good sized dining area and fully integrated kitchen with gas hob and electric oven. A rear door leads to the private south facing garden.

The bright upper landing leads to a well appointed master bedroom which has fully fitted "his and hers" robes and storage units. Bedroom 2 faces the rear of the property and is also double in size and with space for free standing furniture along side the fully fitted mirrored robe with laminated flooring. Bedroom 3 is L shaped and is bright clean with a built in wardrobe. The family bathroom has a 3 piece suite and the addition of electric shower over bath. It is tiled, very clean and a good size for family use.

Overall this property is in immaculate condition and offers great family accommodation.

Location: This attractive modern built property is located close to the new regeneration development taking place in the district of Niddrie. It is well positioned being close to schools, shops and major bus routes in to the city and surrounding areas.

Extras: Dishwasher, washing/dryer machine, fridge freezer are included in the sale price.

Viewings: Sundays 2-4pm or by appointment, contact Mov8 Real Estate 0845 217 9783.



Kitchen/Diner



Master Bedroom



Rear Garden

Room Dimensions

Living room	(11' 3" x 15' 4")	3.44m x 4.69m
Kitchen / Diner	(17' 9" x 9' 4")	5.45m x 2.85m
Ground Toilet and Wash basin	(6'0" x 2'11")	1.80m x .9m
Bathroom	(7'0" x 6'9")	2.12m x 2.09m
Master bedroom	(8'9" x14'9")	2.66m x 4.50m
Bedroom 2	(8'11" x 10'6")	2.71m x 3.16m
Bedroom 3	(11'2" x9' 3")	3.40m x 2.80m



Location



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