



**23 Niddrie Mill Avenue,  
Edinburgh, EH15 3EL**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## BRIGHT AND ATTRACTIVE

TWO-BEDROOM, MID TERRACE HOUSE



Bright and attractive, two-bedroom, mid terrace house situated in the popular Niddrie district in Edinburgh close to local amenities, Jack Kane Park and Fort Kinnaird Retail Park. Now in need of some modernising this is a fantastic property, ideal for family living. The accommodation is over two floors and consists of an entrance vestibule, with storage, a hall, a bright and spacious living room, with a picture window overlooking the garden and a door gives access to the patio area. The kitchen sits to the front of the property and has a range of fitted units and appliances. On the upper floor there are two double bedrooms, both with fitted wardrobes, storage and a family bathroom. To the front of the property there is a small garden and a vennel gives access to the rear garden, which has an area of lawn, a raised bed, a patio area, a shed and planted borders.

- Vestibule and hallway
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Good storage
- Electric heating
- Double glazing
- Garden
- On-street parking





## NIDDRIE

Located in the Niddrie area of Edinburgh, the property is wellpositioned to take advantage of a good range of local convenience shopping with further amenities available at the Cameron Toll Shopping Centre, Asda Hypermarket and the Fort Kinnaird retail and leisure complex. Neighbouring Portobello and Musselburgh also offer a wide range of shops and facilities including a sports centre and pleasant coastal walks along the beach/promenade. Schools catering for all age groups are easily accessible and the property is also convenient for those connected to the Royal Infirmary. Excellent local leisure facilities in the vicinity include the Jack Kane Sports Centre and East Neighbourhood Centre and Craigmillar Library. A regular and effective public transport service operates nearby to many parts of the city and surrounding areas with the city bypass.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine and shed are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

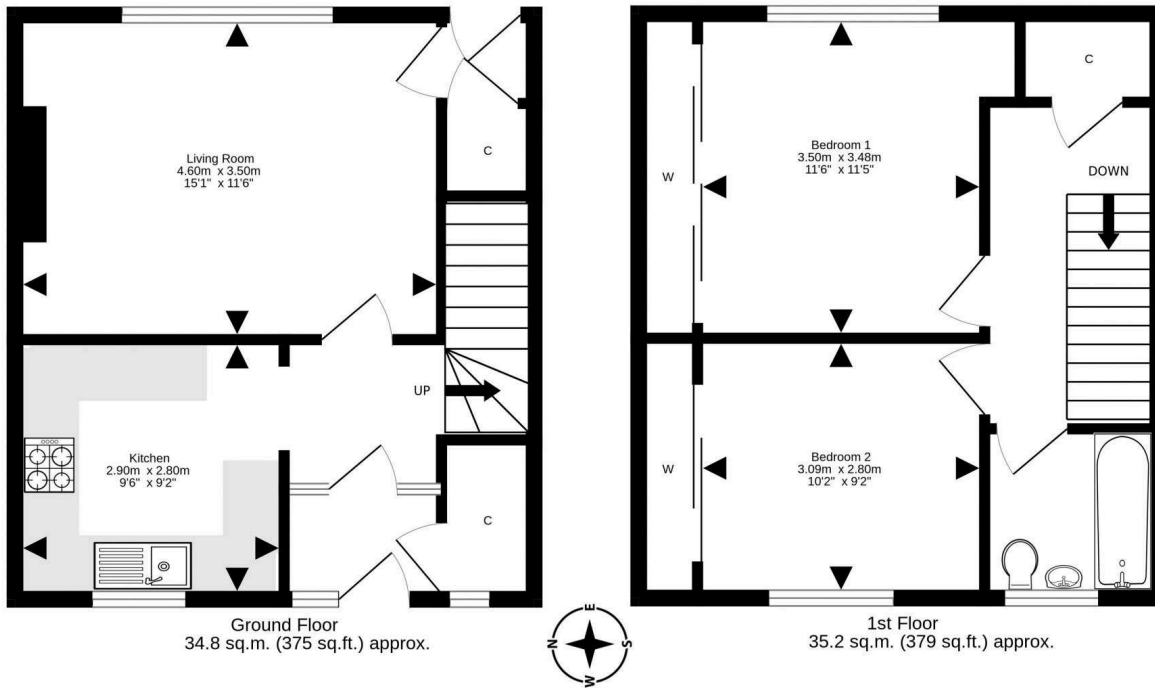
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### Home Report Valuation

£165,000

### EPC Rating

E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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