



231A/6, Niddrie Mains Road,  
Craigmillar, Edinburgh, EH16 4PA

CALL US ON 0131 447 4747

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- Shared secured entry.
- Reception hall with excellent storage.
- Superb open plan living room/dining room/kitchen with integrated appliances.
- French doors with Juliette style balcony.
- Two good sized double bedrooms both with fitted wardrobes.
- Spacious bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Residents parking.
- Bike shed.
- NHBC guarantee.



## GENERAL DESCRIPTION

A well-presented second floor flat part of a modern development in the popular Craigmillar district of the city. perfectly positioned for access to a wide range of local amenities and a short journey to the southeast of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

### FACTORING NOTE

The development is factored by Ross & Liddell at an approximate charge of £450 per annum. This covers the maintenance of all the communal areas and also the block's buildings insurance.

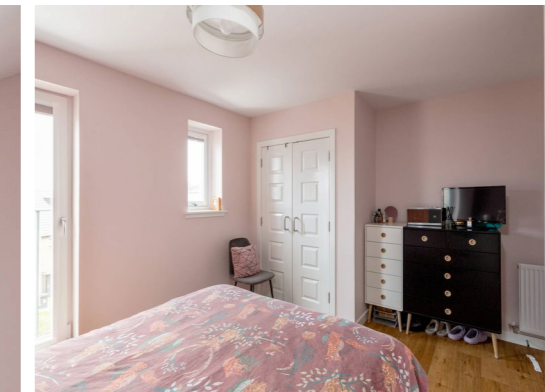
**COUNCIL TAX BAND:** B.  
**TRAIN STATION:** APPROXIMATELY 1.6 MILES TO NEWCRAIGHALL STATION.  
**AIRPORT:** APPROXIMATELY 16.4 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Craigmillar lies to the south east of the City Centre and is well served by the local public transport system linking with most of the surrounding areas of the City. Many local retailers including banks, chemists and post office are close to hand for daily shopping needs together with a local 24hour Asda and many specialist retailers at nearby Fort Kinnaird retail park. Good schooling can be found at all levels locally. Many leisure and recreational facilities are close at hand including golf courses and health clubs. The property is ideally located to take advantage of the proximity to the A1 and City Bypass for the commuter and a frequent public transport service passes along the main road and provides access to most parts of the City and surrounding area with a park and ride rail station at Newcraighall.

### EXTRAS:

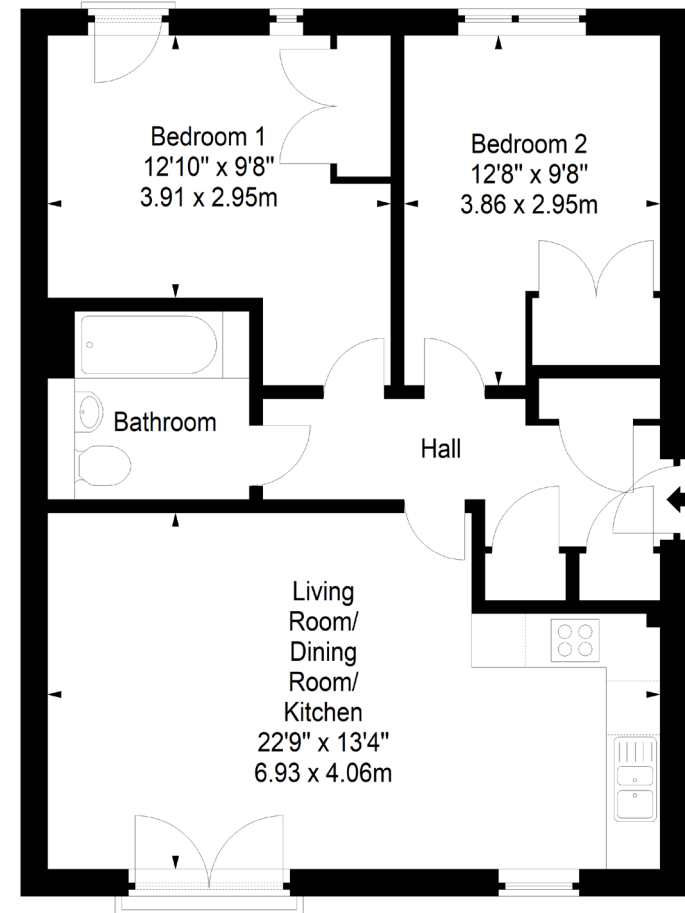
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER.



Niddrie Mains Road,  
Edinburgh,  
Midlothian, EH16 4PA



Approx. Gross Internal Area  
707 Sq Ft - 65.68 Sq M  
For identification only. Not to scale.  
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Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING B

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.