



237A Niddrie Mains Road
Edinburgh, EH16 4PA

A

"237A Niddrie Mains Road is a beautifully presented and spacious, three-bedroom, mid-terraced townhouse"

- ENTRANCE HALL
- KITCHEN/DINING ROOM
- DOWNSTAIRS W.C
- LIVING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- RESIDENCE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINK









LOCATION

Niddrie has undergone significant development in recent years to create a diverse and leafy residential area, popular with families and professionals alike. The area offers a wealth of sport and fitness facilities with a gym, fitness classes, racquet sports courts and outdoor pitches for football, rugby and hockey. Residents of Niddrie enjoy excellent services and amenities, namely a Lidl supermarket, a Tesco Express and a range of independent shops, local businesses, cafes and takeaways on Niddrie Mains Road. More extensive shopping and leisure facilities are provided at Fort Kinnaird retail park, which is just a short bus or car journey away. Niddrie is within the catchment area for nursery and primary schooling Niddrie Primary School and St Francis' RC primary school, followed by secondary education at neighbouring Castlebrae High School and Holy Rood RC High School. An extensive public bus network offers swift and frequent links across the capital, day and night. Owing to its southeasterly location, Niddrie allows easy access to the A1 and Edinburgh City Bypass

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

237A Niddrie Mains Road is a beautifully presented and spacious, three-bedroom, mid-terraced townhouse, set in a quiet and modern factored residential development. Located in the Niddrie area, lying east of Edinburgh city centre, early viewing is highly recommended. The well-presented accommodation comprises: entrance hallway with WC off; fitted kitchen/dining room with two generous cupboards off, integrated appliances and ample floor and wall mounted storage cupboards; bright and spacious "L" shaped living room; rear facing double bedroom 1 with built in wardrobe space; front facing double bedroom 2 with wardrobe space; single bedroom 3 and a family bathroom with mains fed shower over bath which completes the accommodation on offer. Externally there is an enclosed north-west facing rear garden, mostly laid to lawn, with raised decked patio which is perfect for entertaining within the summer months. Further benefits include gas central heating and double glazing.

EPC RATING

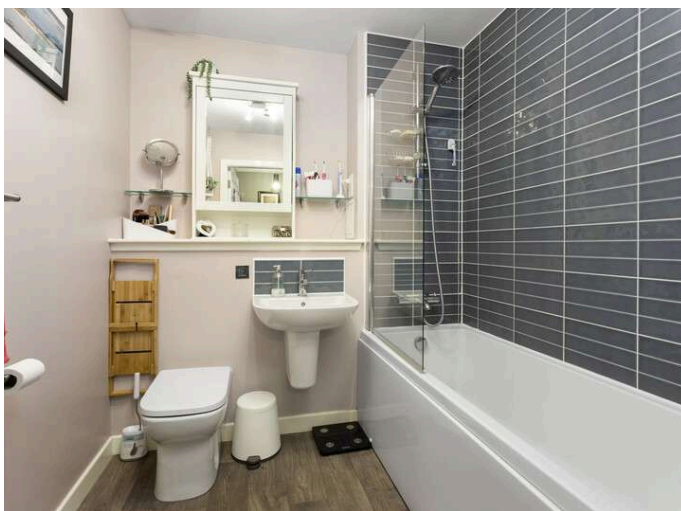
The energy efficiency rating for this property is band B





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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



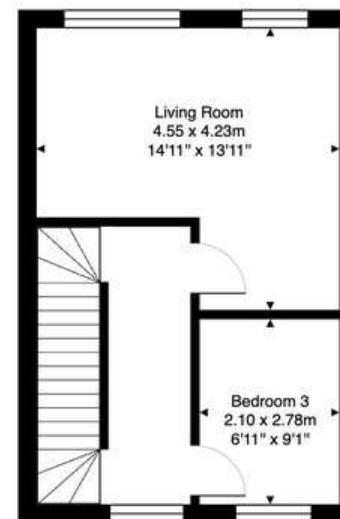
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Total Area: 97.6 m² ... 1051 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor



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