



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**25 NIDDRIE MARISCHAL GROVE**

Niddrie, Edinburgh, EH16 4LD



This end-terrace house is an upgraded residence which boasts modern interiors, as well as a conservatory extension and a converted attic room. The two-bedroom property further benefits from a quality kitchen and shower room; plus, it has a designated parking space and a fully-enclosed rear garden that features a low-maintenance design for alfresco dining in the sun. The home is set on a quiet cul-de-sac, forming part of a popular modern development in Niddrie. It neighbours a large public park, and is within easy reach of Fort Kinnaird retail park, schools, and transport links. The residence is an ideal base for professionals and families looking to be close to the city centre and Portobello Beach.

Extras: an integrated oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washer to be included. Please note, no warranties or guarantees shall be provided for any moveables or appliances included, as these items are left in a sold as seen condition.

## FEATURES

- Modern end-terrace house
- Part of a sought-after development
- Desirable location in popular Niddrie
- Modern interior design throughout
- Welcoming entrance hall
- Bright and elegant living room
- Modern, well-appointed kitchen
- Conservatory/dining room
- Two bedrooms (one with storage)
- Converted attic room with wardrobes
- Stylish three-piece shower room
- Low-maintenance front and rear gardens
- Designated parking space







"AN UPGRADED  
END-TERRACE HOUSE IN  
NIDDRIE, FEATURING  
MODERN INTERIORS, A  
CONSERVATORY EXTENSION,  
AND A CONVERTED ATTIC  
ROOM"





EPC RATING:



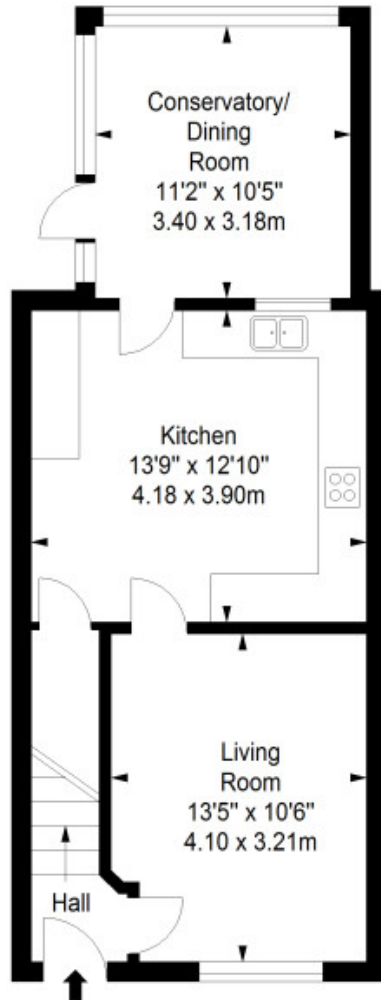
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

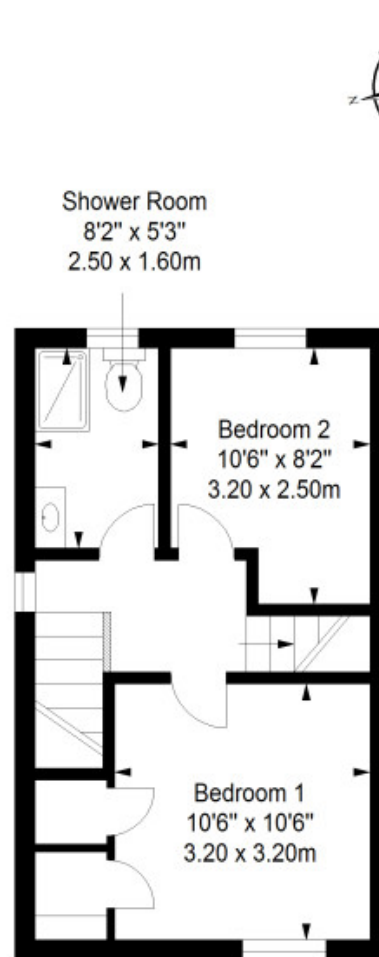
### Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



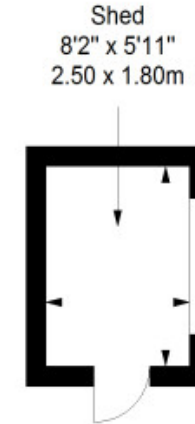
### First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



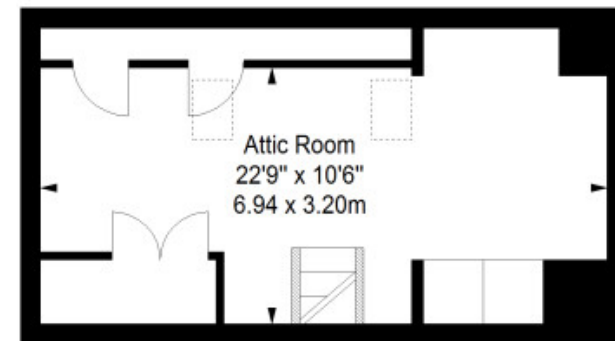
### Shed

Approx. 4.5 sq. metres (48.4 sq. feet)



### Attic

Approx. 25.3 sq. metres (272.3 sq. feet)



Total area: approx. 106.5 sq. metres (1146.4 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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