

Flat 7, 22 Cakemuir Grove
Edinburgh, EH16 4FN

A

"22/7 Cakemuir Grove is a spacious two bedroom second-floor apartment, situated 5 miles southeast of Edinburgh City centre"

- COMMUNAL STAIR
- SECURE DOOR ENTRY SYSTEM
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENCE PARKING
- GOOD LOCAL AMENITIES





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. 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 B, however, please check with the local authority.



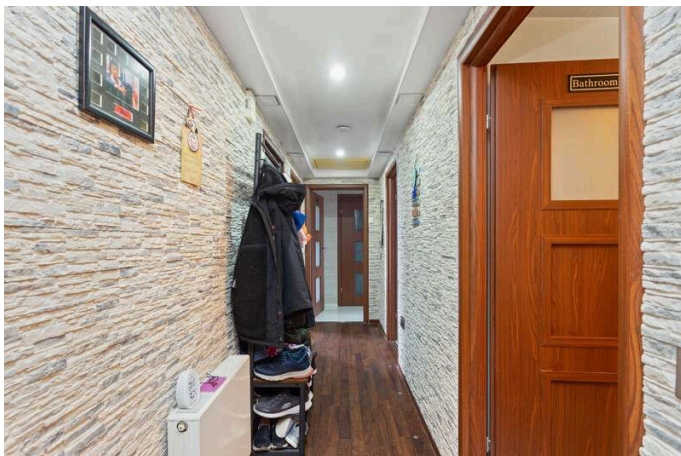
DESCRIPTION

22/7 Cakemuir Grove is a spacious two bedroom second-floor apartment, situated 5 miles southeast of Edinburgh City centre in the recently redeveloped area of Niddrie. Forming part of a modern, factored development with well-maintained communal grounds and ample residents parking facilities, viewing of this property is highly recommended. The accommodation comprises: entrance hallway with cloak cupboard and secure entry phone system; a bright and spacious living room with Juliette balcony; generous kitchen dining room, benefiting from ample floor and wall mounted storage units and integrated four-ring gas hob/oven and extractor hood; double bedroom 1 with walk in wardrobe and separate built in wardrobe space; double bedroom 2 with built in wardrobe space and a three-piece, family bathroom with mains fed shower over bath which completes the accommodation on offer. Further benefits include gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band C.

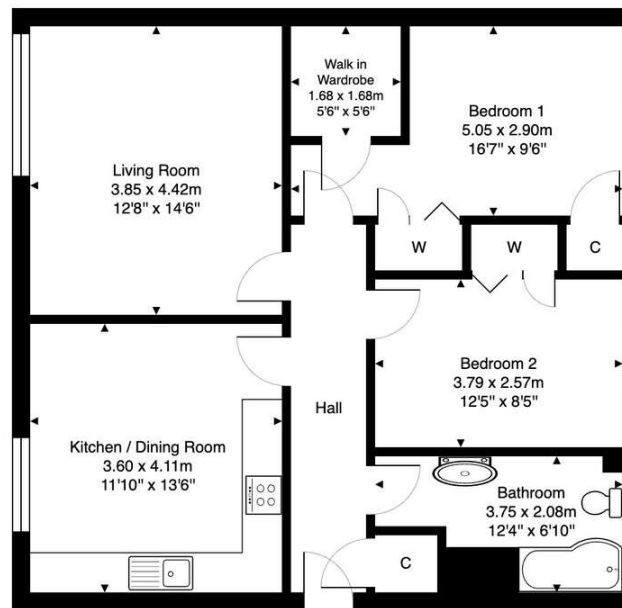
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 78.7 m² ... 847 ft²

All measurements are approximate and for display purposes only



Second Floor



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