



GILSON GRAY

LAW • PROPERTY • FINANCE

6/2 NIDDRIE MAINS ROAD,
Edinburgh, EH16 4BG



A spacious 2-bedroom first floor flat offering well-proportioned flexible accommodation. The property benefits from views of Arthur's Seat and a private rear garden. Now in need of full refurbishment.

Situated on bustling Niddrie Mains Road, this first floor flat is ideally situated for access to all the local amenities of Craigmillar. There are a range of shops, takeaways and services in the immediate vicinity, with a Tesco Express, Lidl and Home Bargains just a short distance away. A little further afield the stores and facilities of Cameron Toll offer an even wider range. There are a library and medical centre close by, and Edinburgh Royal Infirmary is just over a mile away. Fort Kinnaird is also easily accessible and has an excellent range of shops, restaurants, gyms and a multiplex cinema. Regular buses stop on Niddrie Mains Road and give access to the city centre and routes beyond.

FEATURES

- Ground Floor Entrance Shared With 1 Other Flat
- Now In Need of Full Refurbishment
- Living Room
- Dining Room
- Separate Kitchen
- Two Double Bedrooms
- Bright Bathroom
- Open Outlook To Arthur's Seat
- Gas Central Heating
- Double-Glazing
- Steps From Kitchen Down To Private Rear Garden
- Close To Shops And Amenities







"A SPACIOUS TWO-BEDROOM FIRST-FLOOR FLAT OFFERING WELL-PROPORTIONED FLEXIBLE ACCOMMODATION AND A PRIVATE REAR GARDEN"





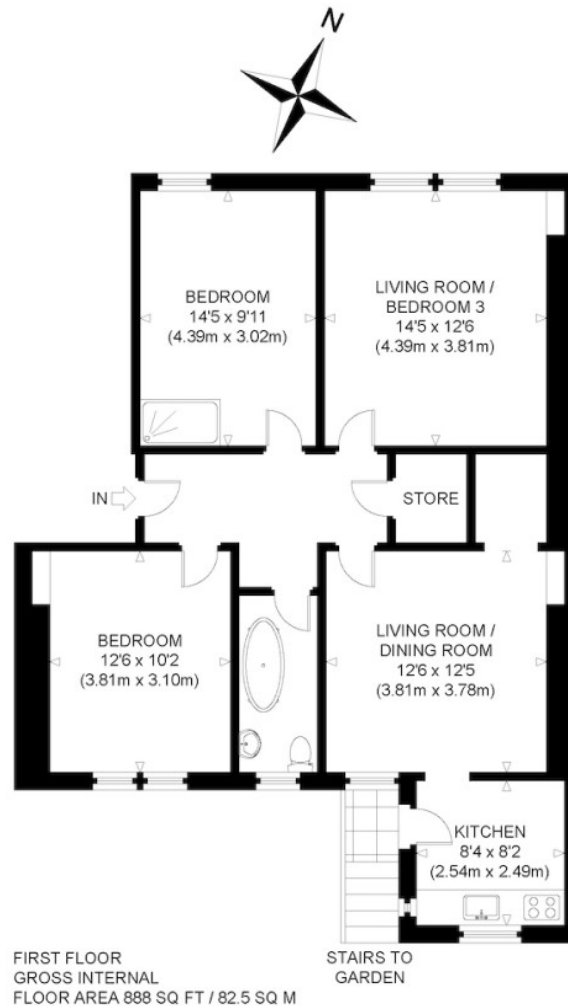
EPC RATING:

D

COUNCIL TAX BAND:

C

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



NIDDRIE MAINS ROAD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 888 SQ FT / 82.5 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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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