



boyd property

20D Niddrie Mill Crescent
EDINBURGH | EH15 3ET

20D Niddrie Mill Crescent

EDINBURGH | EH15 3ET

Description

Boyd Legal are delighted to present to the market this light and airy first floor flat is situated within the popular residential area of Niddrie, close to an abundance of excellent amenities, the City Bypass providing quick and easy access to the North and South and within easy reach of the City Centre. The property is offered to the market in good condition, the spacious accommodation would make an excellent purchase for the first-time buyers or young family. The accommodation comprises; secure entry phone system, a welcoming hallway with good storage, well-proportioned living/dining room, modern kitchen with door to balcony, two good sized double bedrooms and contemporary shower room. The property benefits from electric heating, double glazing, communal grounds and on-street parking.

Location

Niddrie is an established residential area, located east of Edinburgh centre. Local shops can be found throughout, including a Lidl supermarket and an extensive range of highstreet names and a multiplex cinema at Fort Kinnaird, an ASDA at the Jewel, with Cameron Toll Shopping Centre offering additional shopping facilities plus a Sainsbury's superstore. Nearby Portobello offers open spaces and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1, with regular public transport available on Niddrie Mains Road.

Extras

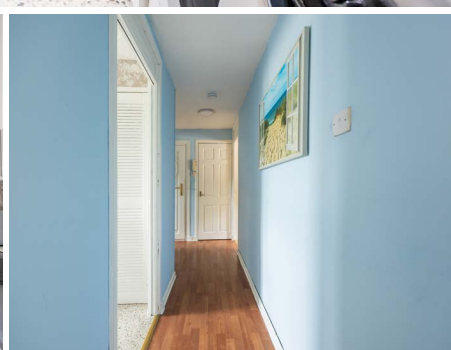
All fitted floor coverings, The fridge/freezer, washing machine, curtains and blinds. It should be noted that other items of furniture may be available.



Features

- Entrance hallway
- Lounge/dining room
- Kitchen with balcony off
- 2 Bedrooms
- Shower room
- Double glazing
- Electric heating
- Communal grounds
- On street parking

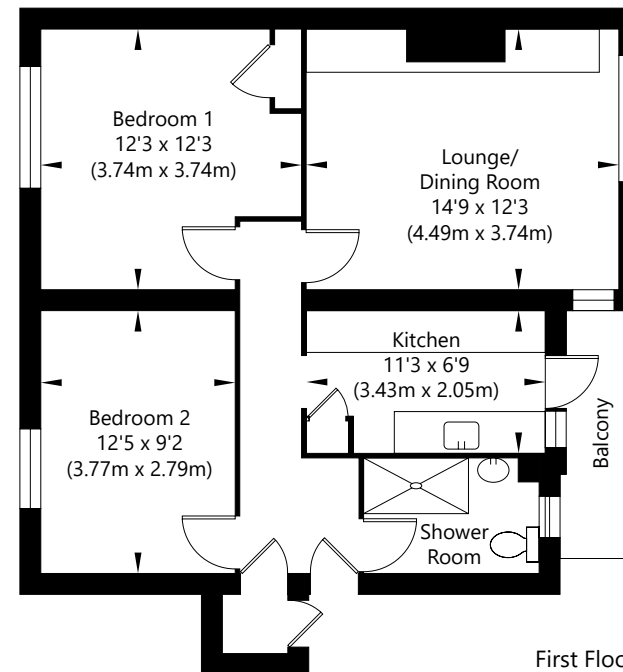
“ A light and airy first floor flat is situated within the popular residential area of Niddrie, close to an abundance of excellent amenities. ”



For price and viewing information please scan the QR code.
All our property home reports can be accessed instantly via www.espc.com.
This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approx. Gross Internal Floor Area 60.68 Sq M / 653 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
 © 2024 planography.co.uk

Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.