










Offers Over
£200,000

21 Moffat Way

Niddrie | Edinburgh | EH16 4XG

This beautifully presented and spacious two-bedroom mid-terrace house, complete with charming gardens and convenient parking bays, is nestled within a peaceful residential development in the Niddrie area, east of Edinburgh city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom plus WC
-  Parking Bays
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

Upon entering, you are greeted by a welcoming entrance hall that provides access to the entire ground floor and the carpeted stairway. The hall includes a built-in storage cupboard, ensuring a clutter-free space. Toward the rear, a spacious open-plan public room awaits, complete with a built-in store cupboard, access to the garden patio, and contemporary wood-effect flooring that extends seamlessly from the hall. The kitchen, situated at the rear of this room, is both functional and stylish. It features stone-effect countertops, a breakfast bar, a sink with a drainer, and integrated appliances including a fridge/freezer, oven, and gas hob. A generous WC is equipped with a two-piece suite and a worktop housing a washing machine underneath, adding to the home's practicality. Ascending to the first floor, you'll find two double bedrooms, each positioned on opposite sides of the house. Both bedrooms are enhanced by built-in wardrobes, creating cozy yet modern sleeping quarters. The stylish family bathroom is centrally located and features a three-piece suite with a shower over the bath, tiled splash walls, and a shaver point, providing a luxurious touch.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property features a small front patio along with ample parking bays. The professionally landscaped rear garden is a highlight, boasting a synthetic lawn and multiple patio areas for relaxation and entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





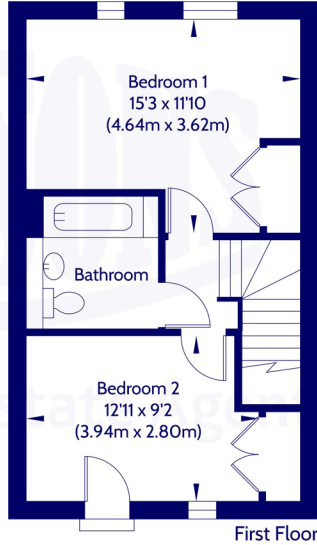
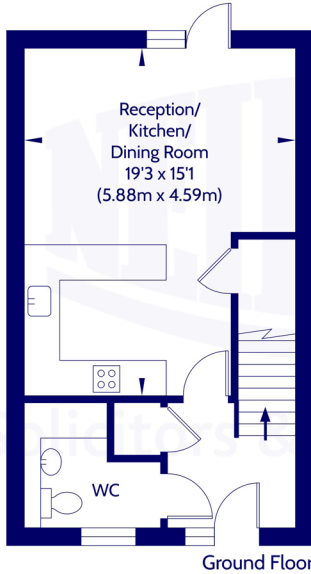
Location

Niddrie lies to the south east of the City Centre and is well served by the local public transport system linking with most of the surrounding areas of the City. Many local retailers including banks, chemists and post office are close to hand for daily shopping needs together with a local 24hour Asda and many specialist retailers at nearby Fort Kinnaird retail park. Good schooling can be found at all levels locally. Many leisure and recreational facilities are close at hand including golf courses and health clubs. The property is ideally located to take advantage of the proximity to the A1 and City Bypass for the commuter and a frequent public transport service passes along the main road and provides access to most parts of the City and surrounding area with a park and ride rail station at Newcraighall.





Approx. Gross Internal Floor Area 75.17 Sq M / 809 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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