



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24/1 Cakemuir Grove

Niddrie, Edinburgh EH16 4FN

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Stylish two bedroom apartment, in modern development, close to excellent amenities and easy access to the A1 and the City Bypass. With it's own private garden patio, this ground floor apartment offers contemporary city living in the quiet residential suburbs.

As you enter, you'll be greeted by a wide, welcoming hallway featuring an excellent deep double cupboard for all your storage needs. The heart of the home is a stylish open-plan living room and kitchen, where a trio of floor-to-ceiling glazing, including a patio door, floods the space with natural light and opens onto a delightful south-facing private garden patio area—perfect for relaxation. The modern kitchen is thoughtfully fitted along one end of this impressive space, complete with an ideal breakfast bar adorned with accent lighting, making it a perfect spot for casual dining. Both double bedrooms come equipped with built-in wardrobes, while the master bedroom treats you to a luxurious en-suite shower room. Completing this remarkable property is a chic three-piece bathroom fitted with a shower over the bath and a sleek glass screen. An additional store cupboard conveniently located next to the flat entrance adds to the practicality of this incredible apartment.

Property Summary

- Modern development, south-east of the city
- Ground floor apartment
- South-facing open-plan living room/kitchen
- Generous kitchen with convivial breakfast bar
- Master bedroom with en-suite shower room
- Second double bedroom with built-in wardrobes
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Private south-facing front garden patio
- Ample resident parking bays to front
- EPC Rating - C | Council Tax Band - B

Home Report Value - £175,000







Stylish ground floor, city apartment, in the quiet suburbs





Outdoor space; the property boasts a small south-facing front garden patio, with a communal green to the rear. A secure store cupboard is adjacent to the flat, in the communal stair.

The development provides ample resident parking spaces to the front.

Factor: The development is factored by RMG Scotland with the approximate fee of £150 - £200 per quarter, this covers cleaning, lighting and maintaining the communal areas.

Extras: all fitted floor coverings, light fittings, curtains, blinds and all integrated kitchen appliances, to be included in the sale.

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dream property!



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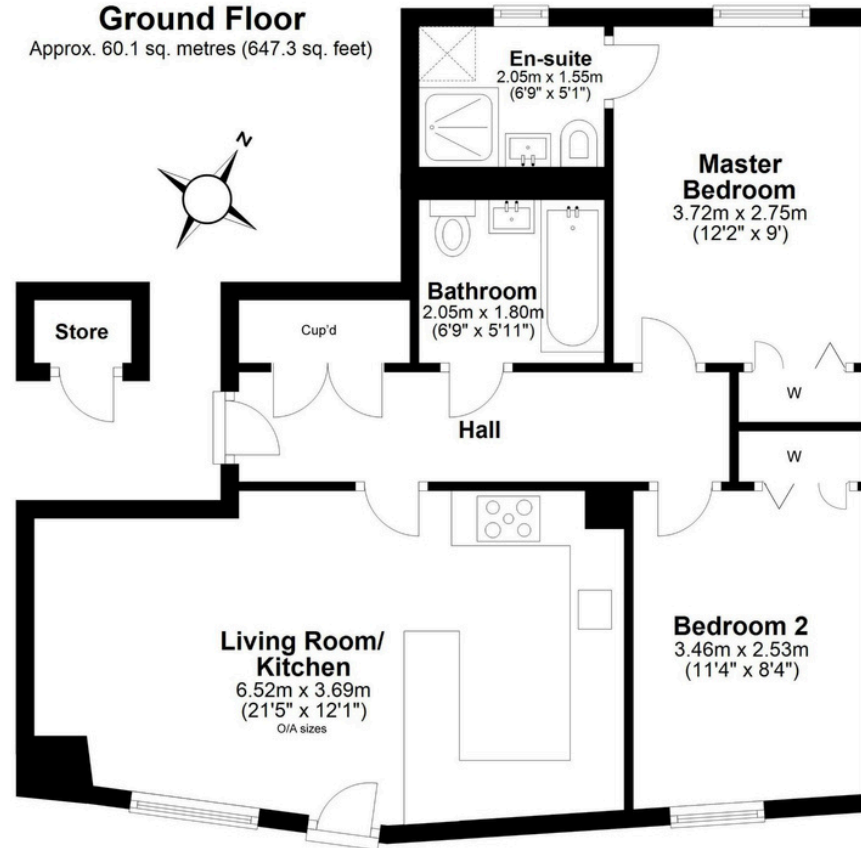


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 60.1 sq. metres (647.3 sq. feet)



Location



Niddrie originally part of the Craigmillar Estate and includes the historic Craigmillar Castle. Lying 3 miles south east of the city centre, the area has benefitted from ongoing regeneration and offers excellent local amenities including, local shops, a library and Arts centre. This is an ideal location for leisure activities, including the Jack Kane community and sports centre, Prestonfield and Duddingston golf courses, and fabulous walks in Holyrood Park and Arthurs Seat. Additional shopping can be found at nearby Fort Kinnaird retail park and an Asda store at the Jewel. Edinburgh Royal Infirmary is close by; an easy 10 minute bike ride. The area has regular bus services and there is easy access to the city bypass which links you to all the major road networks.