

3 Niddrie Marischal Grove, Niddrie Edinburgh, EH16 4LD

OFFERS OVER £199,000



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- 2 bed semi-detached house
- Bright living room and separate kitchen
- 2 double bedrooms and wet room
- Gas central heating and double glazing
- Enclosed gardens to front and rear
- Close to Fort Kinnaird and ten minutes to the Royal Infirmary
- EPC C

Description

Built in 1995 this semi-detached house is situated in the popular residential area of Niddrie. It offers comfortable accommodation (60 sqm) suiting couples and small families alike. On the ground floor is a living room leading to the rear-facing kitchen. Upstairs are two double bedrooms and the former bathroom which has been changed into a wet room. The property has very generous in-built storage space.





Central heating and Double Glazing

The property benefits from gas central heating and double glazing.

Garden

There is an easily maintained front garden and fully fenced level rear garden which is perfect for young families.

Location

Niddrie Marischal Grove is located just a short distance from The Jewel and Fort Kinnaird Retail Park where there are major retail options, coffee shops, restaurants and a cinema. Yards away is a Scotmid, Farmfoods and excellent bus services. This south-eastern suburb of Edinburgh has greatly expanded in recent years through modern housing. It is just 4 miles from Princes Street and close to the coast and East Lothian border. The location makes a convenient commuter base with Brunstane and Newcraighall train stations roughly equidistant from the property (approx. 1mile), nearby Park & Ride and easy access to the A1 and city bypass. The Edinburgh cycle network can also be accessed off Duddingston Park South. Recreational options including a modern gym, country walks and a choice of golf courses are readily accessible.

Extras

The sale price includes fitted carpets, the cooker and washing machine.

Viewing

To view telephone Agents 0131 229 3399 (07595820611 outwith office hours).

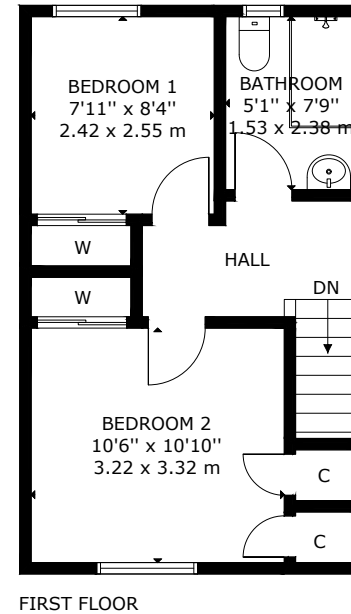
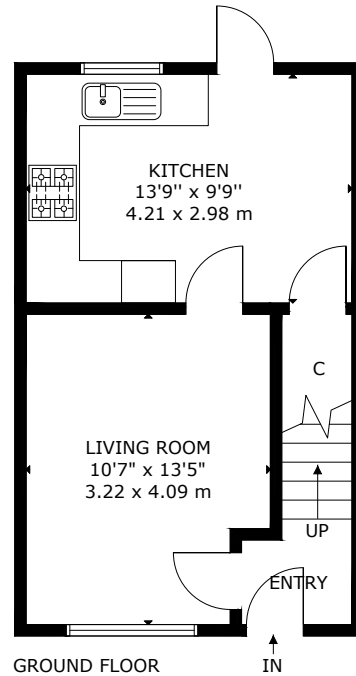
Mortgage Valuation

The mortgage valuation is £210,000 and the Home Report is available via the ESPC web site.

EPC and Council Tax

The property has a C rated Energy Performance Certificate and is in Council Tax band B.





3 NIDDRIE MARISCHAL GROVE, EH19 2PE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 666 SQ FT / 62 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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