

NIDDRIE  
61 NIDDRIE MAINS DRIVE  
EH16 4RP



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EPC RATING: C

OFFERS OVER £195,000





## BEAUTIFULLY PRESENTED TWO BED SEMI-DETACHED HOUSE WITH GARDENS & PARKING

Having all 1's on the Home Report, this exceptionally well-maintained semi-detached property would make a perfect home for first time buyers, professionals, downsizers or a young family. It is immaculately presented with contemporary kitchen & bathroom fittings and has the added benefit of off street parking and front & rear gardens. Also potential to extend subject to the usual planning consents. Located close to the wide range of shopping facilities at Fort Kinnaird & Cameron Toll, with excellent transport links into the city centre.

### VIEWING

Bt Appt Pls Call 0131 4466850

### PROPERTY DESCRIPTION

- Vestibule with stairs to the upper landing with storage cupboard & access to the loft space
- Spacious, bright sitting/dining room with feature fire surround & handy understairs storage cupboard and lots of space for relaxing & entertaining
- Well-appointed kitchen/breakfast room with wide range of blue fitted units & appliances, space for dining, twin windows & door providing access to the rear garden
- Two good sized double bedrooms both with fitted wardrobes with sliding doors
- Contemporary shower room with double walk in shower, new built in vanity

sink unit & wc

- Gas central heating from serviced wall mounted condensing combi boiler located within the kitchen
- Timber framed double glazed casement windows
- New carpets & flooring and freshly redecorated throughout
- Front garden with lawn, tree & borders and side access to rear
- Generous rear garden with expansive lawn surrounded by flower & shrub borders, two sheds
- Off street parking on the front driveway together with further free on street parking

### AREA

Niddrie lies to the south east of the city centre and is well served by a good range of local amenities including banks, chemists and post office, together with a 24hour Asda at the Jewel. Nearby Fort Kinnaird & Cameron Toll both provide exceptional retail & supermarket offerings. Good schooling can be found at all levels locally and the property is in the catchment for Niddrie Mill and St Francis' RC Primary Schools and Castlebrae & Holy Rood RC High Schools. A wide range of leisure & recreational facilities are close at hand, including golf courses & health clubs, and there is a small park nearby. Both Portobello & Musselburgh beaches are a short drive away, as is Holyrood Park, which is great for walks & outdoor leisure pursuits. The Royal Infirmary & Edinburgh University Kings Buildings are both a short drive or bus ride away.

The property is ideally located to take advantage of the proximity to the A1 & City Bypass 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 & ride rail station at Newcraighall.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£200,000

Living/dining room	14'11" x 11'9" (4.55 x 3.58m)
Kitchen/breakfast room	15'3" x 8'2" (4.65 x 2.49m)
Bedroom 1	11'9" x 11' (3.58 x 3.35m)
Bedroom 2	9'10" x 8'5" (3.00 x 2.57m)

### Contact:

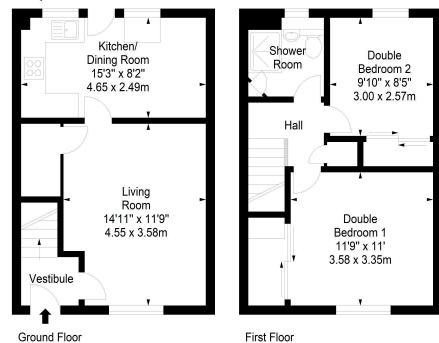
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Niddrie Mains Drive,  
Edinburgh,  
Midlothian, EH16 4RP



Approx. Gross Internal Area  
724 Sq Ft - 67.26 Sq M  
For identification only. Not to scale.  
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