




McEwan Fraser Legal

Solicitors & Estate Agents

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2C Niddrie Mill Avenue

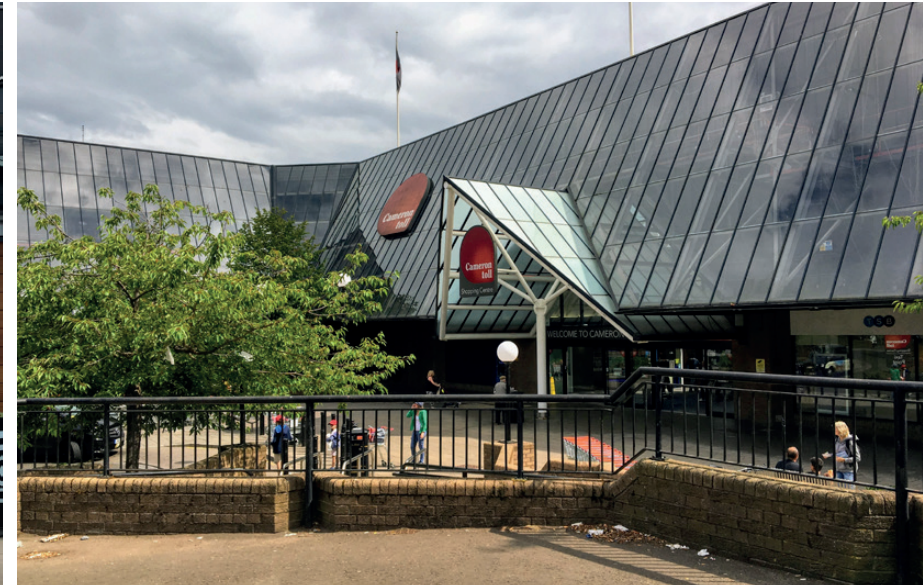
EDINBURGH, EH15 3ER



located in the Niddrie area of Edinburgh, the property is well-positioned to take advantage of a good range of local convenience shopping with further amenities available at the Cameron Toll Shopping Centre, Asda Hypermarket and the Fort Kinnaird retail and leisure complex.

Neighbouring Portobello and Musselburgh also offer a wide range of shops and facilities including a sports centre and pleasant coastal walks along the beach/promenade. Schools catering for all age groups are easily accessible and the property is also convenient for those connected to the Royal Infirmary. Excellent local leisure facilities in the vicinity include the Jack Kane Sports Centre and East Neighbourhood Centre and Craigmillar Library.

A regular and effective public transport service operates nearby to many parts of the city and surrounding areas with the city bypass.

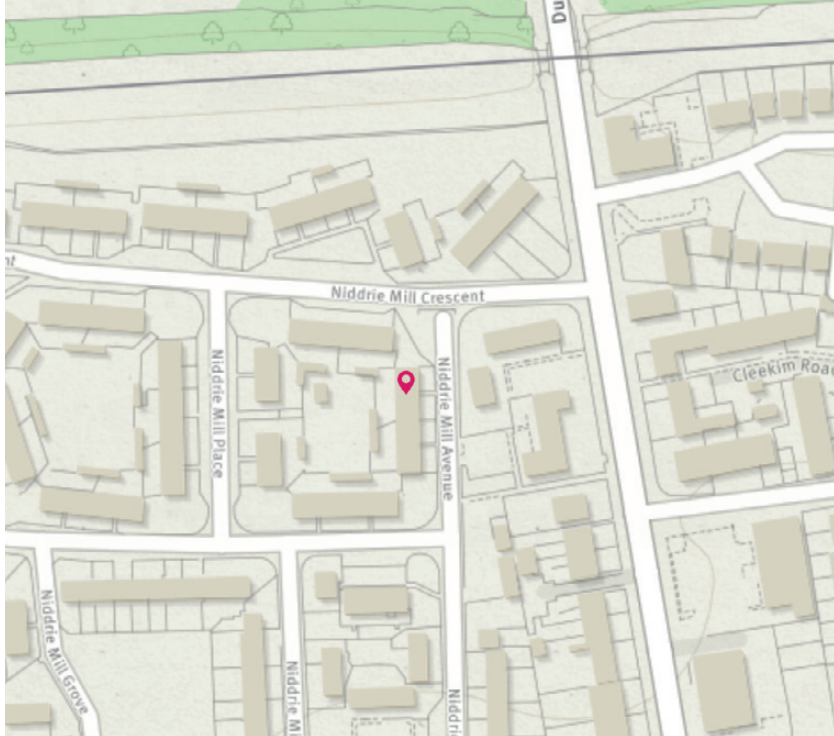
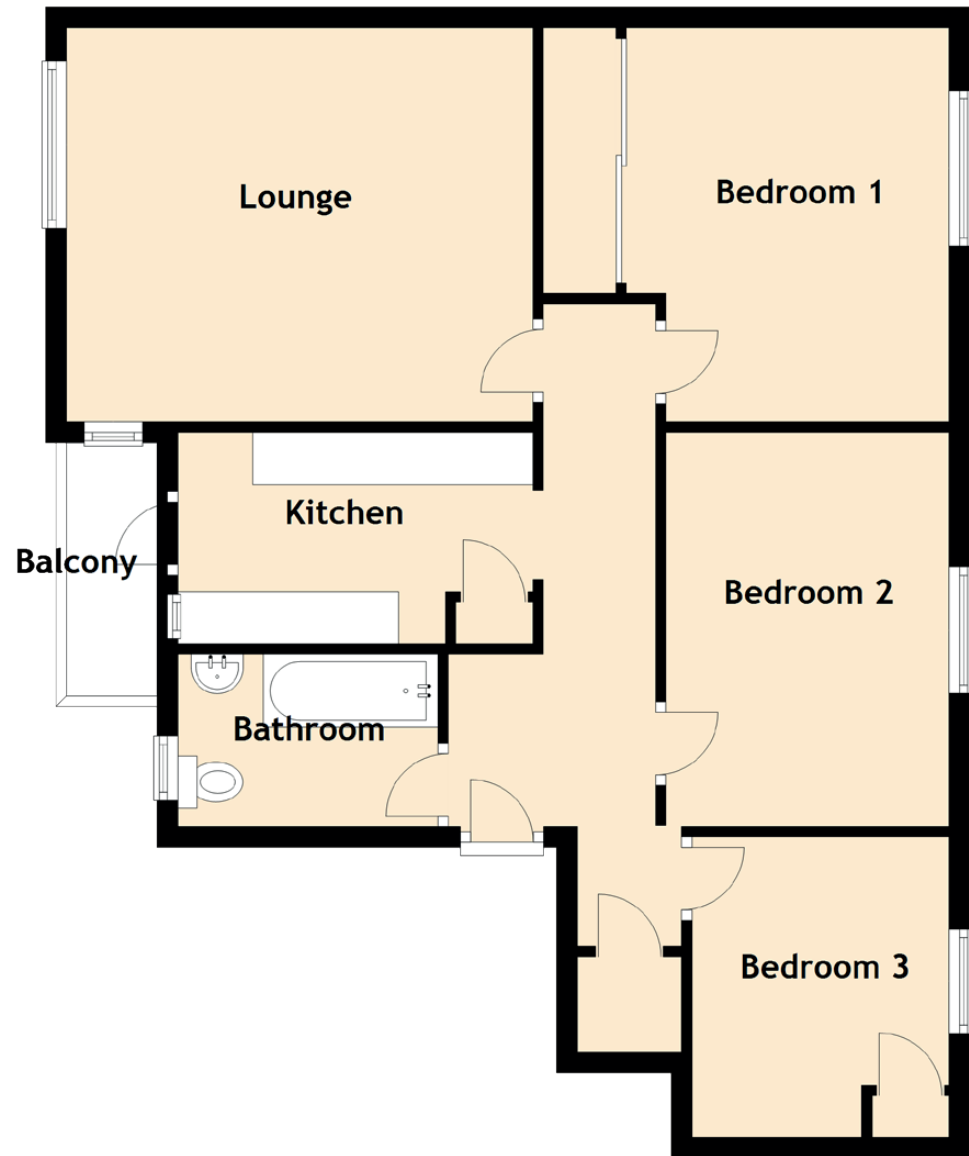




McEwan Fraser Legal is delighted to present this three-bedroom flat in the popular residential area of Niddrie. The property is in move-in condition and would make an ideal purchase for any first-time buyer. The flat showcases well-proportioned rooms throughout offer flexible living space and is ideally located for the number of transport links available. Inside, the property comprises of:

- Kitchen with wall and base units, free-standing white goods and access to the balcony
- Spacious living area with a feature gas fire and ample space for dining
- Three good sized bedrooms with space for free standing furniture arrangements
- One of the bedrooms boasts a built-in mirror wardrobe as a welcomed addition
- Three-piece bathroom with electric shower unit and towel radiator

In addition to this, the property includes gas central heating, double glazed windows, storage, a secure entry system and generous garden grounds to the rear. Extras included in the sale: all fixtures, fittings and floor coverings. This is a rare opportunity to acquire a well-proportioned property in a popular location.



2C NIDDRIE MILL AVENUE

Approximate Dimensions
(Taken from the widest point)

Lounge	4.48m (14'8") x 3.78m (12'5")
Kitchen	3.41m (11'2") x 2.03m (6'8")
Bedroom 1	3.75m (12'4") x 3.10m (10'2")
Bedroom 2	3.81m (12'6") x 2.72m (8'11")
Bedroom 3	2.88m (9'5") x 2.47m (8'1")
Bathroom	2.50m (8'2") x 1.67m (5'6")

Gross internal floor area (m²): 76m²
EPC Rating: C



LOCAL AMENITIES



BUS LINKS



A1 ROAD LINKS




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**Part
 Exchange
 Available**

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