

Flat 4, 1 Harewood Road

NIDDRIE MAINS, EDINBURGH, EH16 4GF



McEwan Fraser Legal is delighted to present this two-bedroom first-floor flat



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McEwan Fraser Legal is delighted to present this two-bedroom flat in this convenient and well-connected location. The property is presented in walk-in condition, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

THE LIVING/DINING ROOM



Inside, the property comprises a spacious living/dining room, benefiting from a pleasant aspect and offering a bright, comfortable space for everyday living.

THE KITCHEN



The fully equipped kitchen, accessed off the living/dining room, is fitted with freestanding white goods and served by a gas combi boiler.





There are two double bedrooms, both featuring built-in wardrobes; bedroom two is the smaller of the two but remains a functional double. The bright three-piece bathroom is complete with a bath and a main shower with an overhead fitting. There is excellent storage, including a large cupboard located in the hallway.

THE BATHROOM



BEDROOM 1



BEDROOM 2

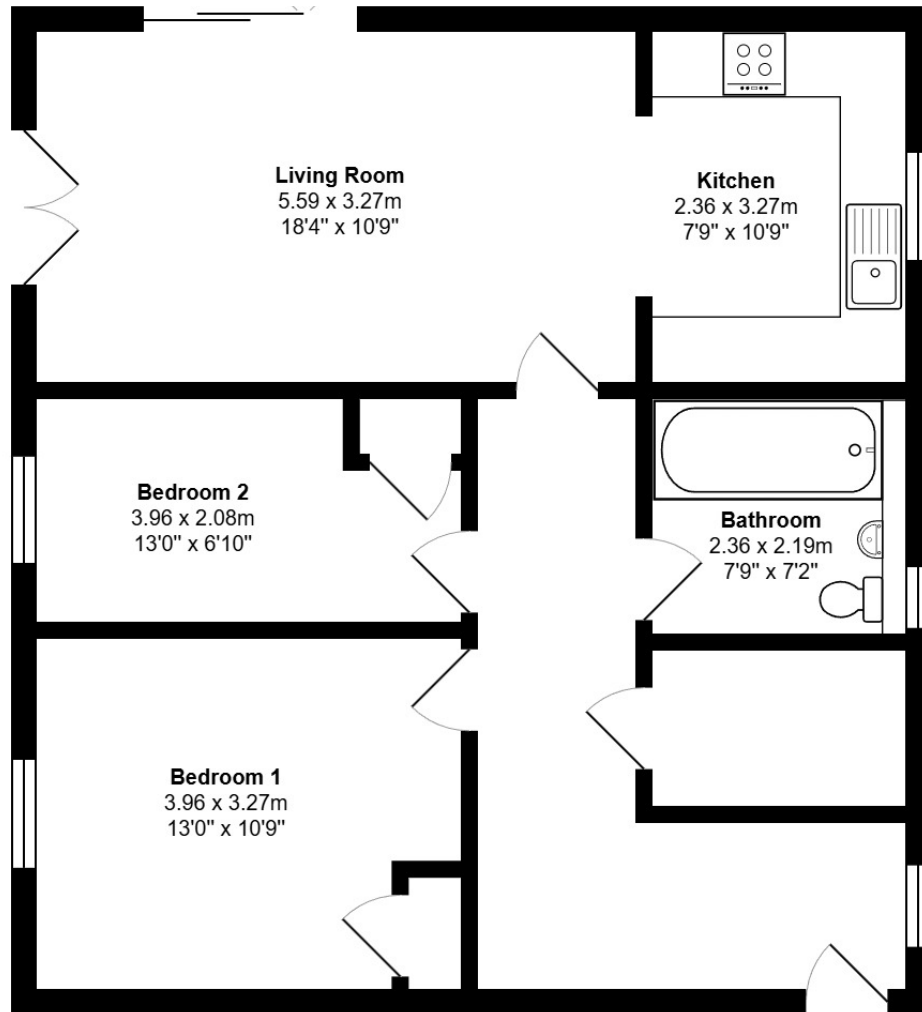


In addition, the property benefits from practical internal storage throughout. This is a great opportunity to acquire a well-presented flat in a convenient location, offering comfortable accommodation and strong appeal across multiple buyer profiles.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: B



THE LOCATION

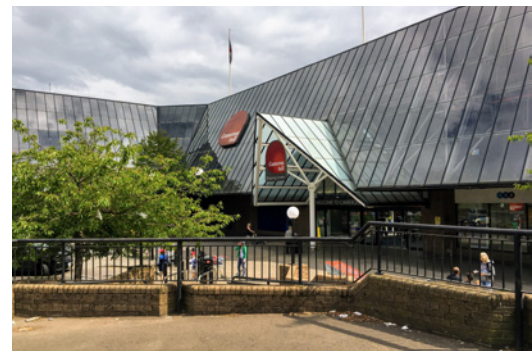
Niddrie is a long-established, much-respected residential district lying on the east side of the city, adjacent to the Portobello/Musselburgh By-pass. The area is exclusively residential and comprises a wide variety of property styles. Recently, a few residential well-designed estates have been developed, offering a variety of property styles and sizes.





Within the area is Asda, capable of supplying everything for most families' normal weekly requirements at very competitive prices. If a greater variety is required, the Cameron Toll shopping complex is only a short distance from the property, and here banking and building society services can be found along with a wide variety of High Street stores, including a Sainsbury's Superstore. There is also the Kinnaird Park retail complex nearby.

Niddrie is also close to Holyrood Park, the New Royal Infirmary and Craigmillar Castle.



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