

Flat 7, 31 Cakemuir Gardens

NIDDRIE, EDINBURGH, EH16 4FL



*STYLISH MODERN LIVING IN A WELL
CONNECTED NIDDRIE SETTING*



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McEwan Fraser is delighted to present this spacious two-bedroom top-floor modern apartment that is presented to the market in good order throughout. The property is ideally positioned within a contemporary residential development in the established suburb of Niddrie. It offers an ideal balance of city connectivity and everyday convenience, making it particularly appealing to first-time buyers and professionals alike.

The accommodation is focused on a spacious open-plan kitchen and living room that has high ceilings and excellent levels of natural light. There is ample space for a large sofa, dining table, and plenty of supporting furniture, giving a new owner the flexibility to create their ideal living and entertaining space. The kitchen has a range of base and wall-mounted units that offer excellent prep and storage space.

The Property







There are two well-proportioned double bedrooms. Bedroom one is a particularly spacious double that has integrated wardrobes and ample space for a full suite of supporting furniture.





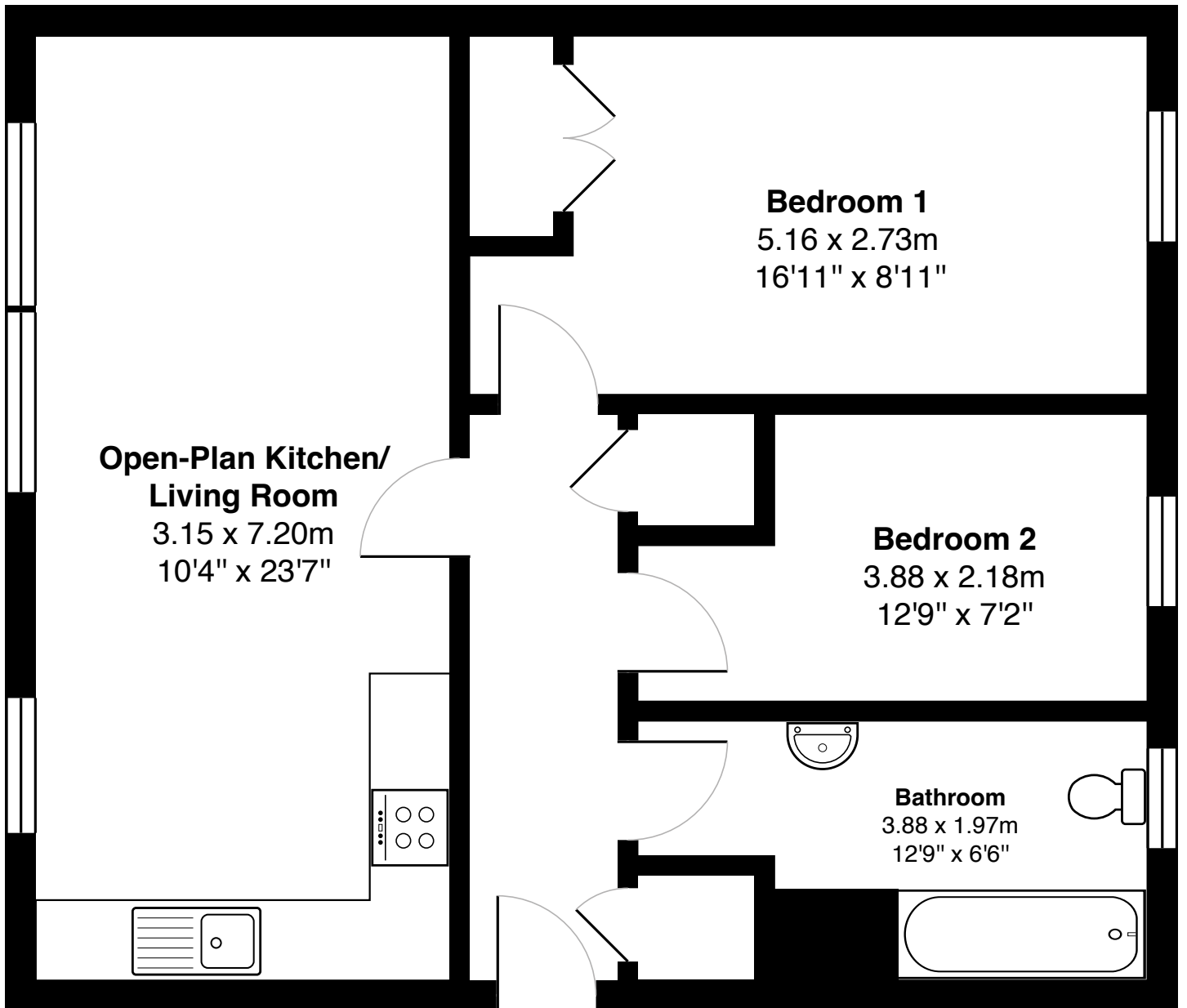
Bedroom 2





The internal accommodation is completed by a central hallway with two storage cupboards and the bathroom, which has partial tiling and a white three-piece suite with a shower over the bath.





Gross internal floor area (m²): 62m²

EPC Rating: C



Further benefits include gas central heating, double glazing, an external storage cupboard, a secure entry system, and ample parking for residents and visitors alike.



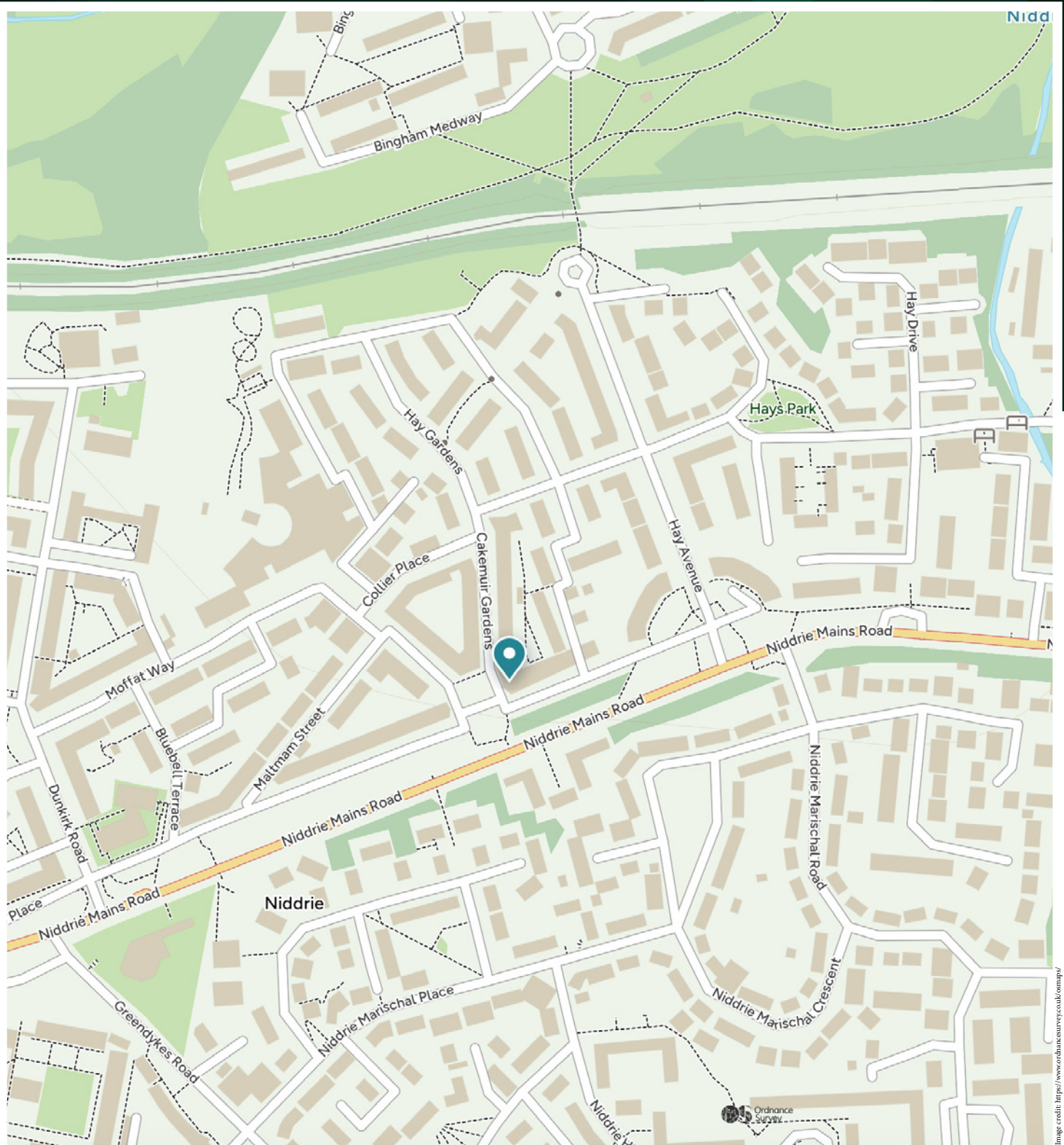


DUDDINGSTON LOCH

Niddrie benefits from excellent transport links, with frequent bus services providing direct access to Edinburgh city centre (approx. 2.5 miles away) and surrounding districts. The nearby City Bypass, A1, and park and ride at Shawfair offer swift connections to the motorway network and Edinburgh Airport. The area is also well placed for key employment hubs, including the Royal Infirmary.

Cakemuir Gardens enjoys proximity to local amenities, including convenience stores, a supermarket, a post office, and schooling. Fort Kinnaird Retail Park offers high street retailers, restaurants, and entertainment within walking distance. Additional shopping is available at Cameron Toll and Straiton.

Recreational opportunities include Dalkeith Country Park, Holyrood Park with Arthur's Seat, and Portobello Promenade for seaside walks. Ongoing local investment is improving parks, walking and cycling routes, and community spaces around Niddrie. Overall, Cakemuir Gardens presents a well-connected and increasingly vibrant location, combining modern suburban living with convenient access to Edinburgh's city centre, retail hubs, and leisure amenities.



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