



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**49 Niddrie Mill Avenue**

EDINBURGH, EH15 3EL

# THE LOCATION

EDINBURGH, EH15 3EL

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.



# 49 NIDDRIE MILL AVENUE

EDINBURGH, EH15 3EL

McEwan Fraser Legal is delighted to present this two-bedroom main door garden flat to the market. Occupying a lovely position at the end of a communal green, the property is presented in excellent internal order and enjoys excellent proportions throughout with two large double bedrooms, a living room, a spacious kitchen and a modern bathroom. This a walk-in flat and an ideal starter home.

Internal accommodation is focused on the bright and spacious living room. The floor space on offer gives plenty of flexibility for different furniture configurations allowing a purchaser to create their ideal entertaining space. The kitchen sits just behind the lounge and opens onto the rear garden. There is a good range of base and wall mounted units and three larders for additional storage. Electric hob and oven are integrated while space is provided for freestanding appliances. The two bedrooms are both generous double bedroom with plenty of space for a full range of free-standing furniture. A central hallway with integrated storage also gives access to the chic modern bathroom which completes the internal accommodation. The bathroom enjoys natural light and includes a three-piece white suite with shower over bath.

This lovely property also boasts gas central heating and double glazing for extra warmth and comfort.

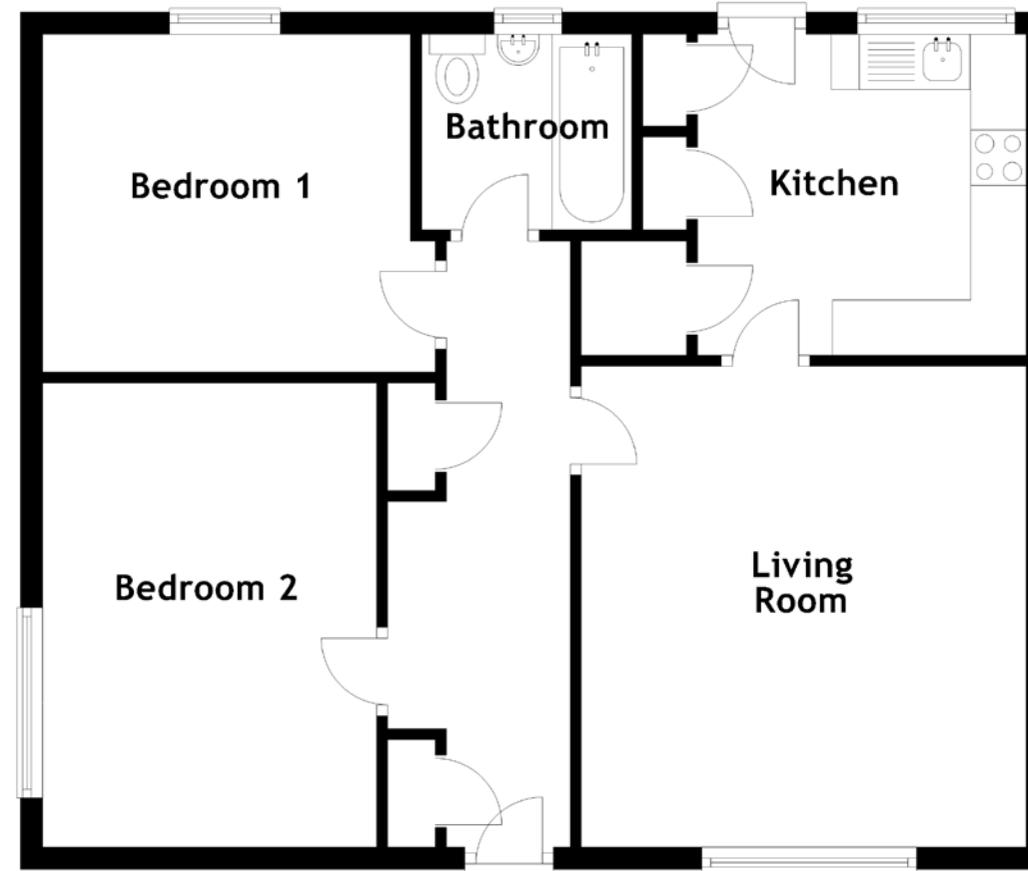
Viewing is essential to appreciate both property and its desirable situation.





# SPECIFICATIONS & DETAILS

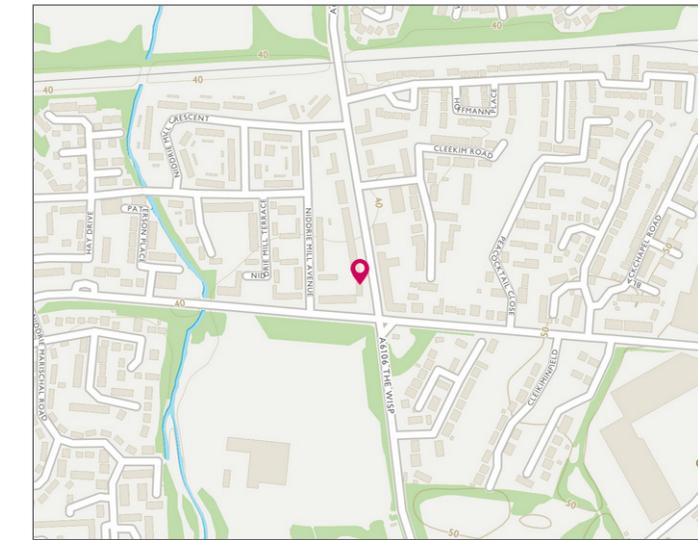
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.34m (14'3") x 4.02m (13'2")
Kitchen	2.97m (9'9") x 2.90m (9'6")
Bedroom 1	3.55m (11'8") x 3.05m (10')
Bedroom 2	4.19m (13'9") x 3.02m (9'11")
Bathroom	1.90m (6'3") x 1.77m (5'10")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: C





**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer