



Located in the Niddrie Marischal 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 & Craigmillar Library.

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



50 NIDDRIE MARISCHAL ROAD

A perfect property for a family or a first-time buyer, as it would also secure a good return for any Buy-To-Let investor.

Downstairs the accommodation comprises of a hallway that leads through to the living room, there is a generous living space for furniture and units. There is a good sized dining kitchen fitted with a good range of floor and wall mounted units providing lots of worktop space, a free-standing gas cooker and oven. From the kitchen, there is access to the large rear garden which benefits from a garden shed. There are three generous-sized bedrooms, and two benefit from fitted storage cupboards. A partially tiled family bathroom including toilet, basin and bath complete the accommodation.

There is also driveway parking to the front of the property.





Approximate Dimensions
(Taken from the widest point)

| | |
|--------------|-------------------------------|
| Lounge/Diner | 5.40m (17'9") x 3.01m (9'11") |
| Lounge | 4.08m (13'5") x 3.51m (11'6") |
| Bedroom 1 | 3.45m (11'4") x 2.69m (8'10") |
| Bedroom 2 | 4.67m (15'4") x 1.72m (5'8") |
| Bedroom 3 | 2.89m (9'6") x 2.82m (9'3") |
| Bathroom | 1.97m (6'6") x 1.66m (5'5") |

Gross internal floor area (m²): 81m²

EPC Rating: D

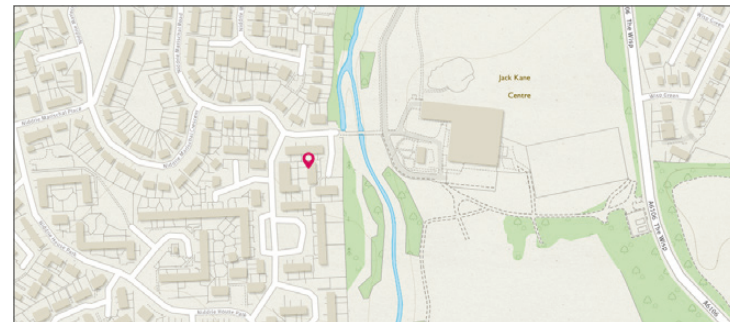


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