

# 14C Niddrie Mill Crescent

EDINBURGH, EH15 3ET



WELL PROPORTIONED  
3 BED FLAT



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Investment opportunity, selling with sitting tenants. McEwan Fraser Legal is delighted to present this three-bedroom flat in the popular residential area of Niddrie. The property is in compliant with current rental standards and would make an ideal purchase for any investor. 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:

A 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 lovely view of a well-kept green area. Three-piece bathroom with electric shower unit.

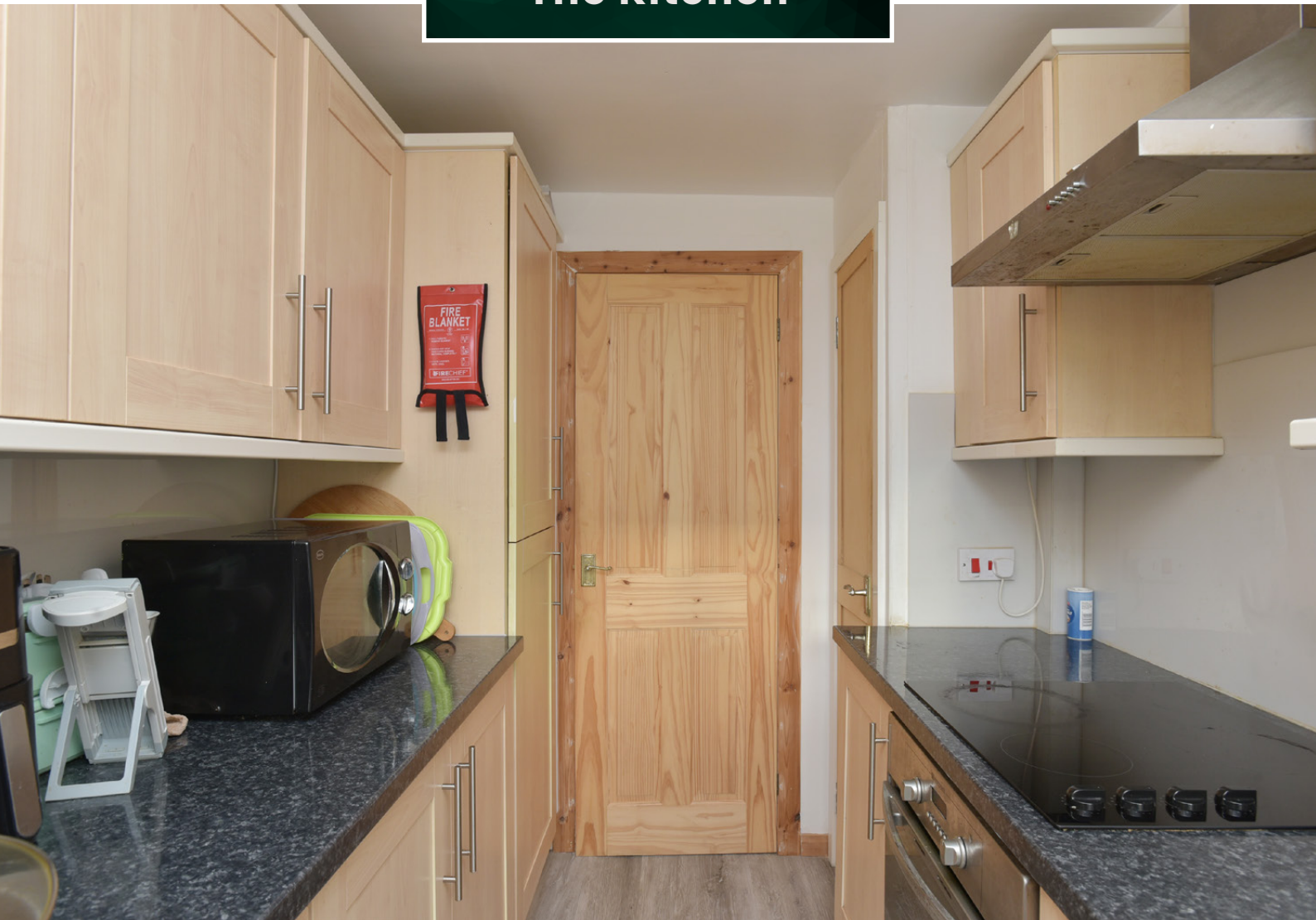
In addition to this, the property includes gas central heating, double-glazed windows, storage, a secure entry system and generous garden grounds to the rear. This is a rare investment opportunity to acquire a well-proportioned property in a popular location.

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**The Kitchen**





**Bedroom 1**

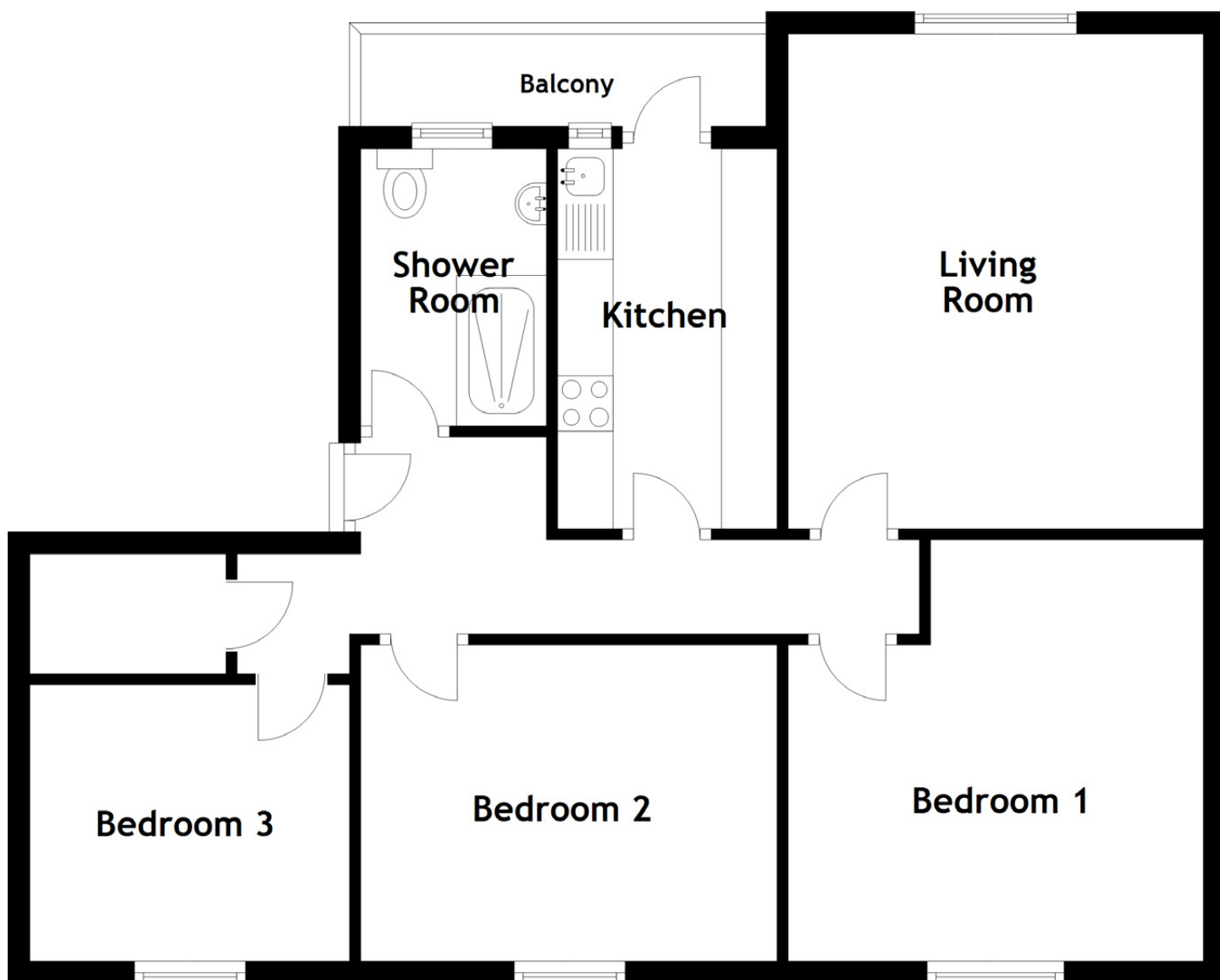




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Living Room	4.46m (14'8") x 3.75m (12'4")	Gross internal floor area (m <sup>2</sup> ): 72m <sup>2</sup>
Kitchen	3.42m (11'3") x 1.98m (6'6")	EPC Rating: C
Bedroom 1	3.80m (12'6") x 3.74m (12'3")	Extras (Included in the sale): All fixtures, fittings and floor coverings.
Bedroom 2	3.75m (12'4") x 2.85m (9'4")	
Bedroom 3	2.88m (9'5") x 2.49m (8'2")	
Shower Room	2.50m (8'2") x 1.58m (5'2")	







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Niddrie is a long established, much respected residential district lying on the east side of the city, adjacent to the Portobello/Musselburgh By-pass.

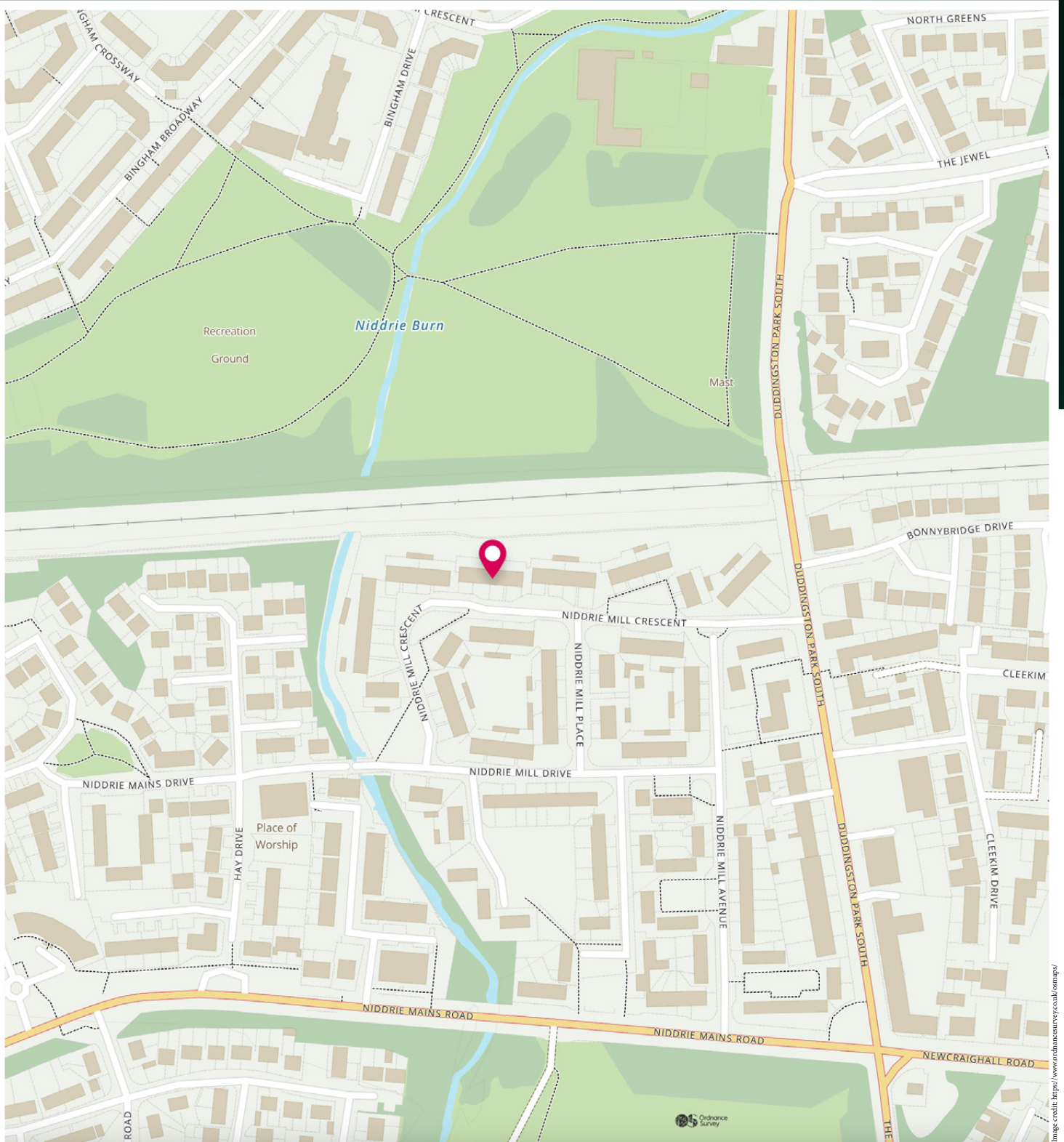
The area is exclusively residential and comprises a wide variety of property styles. Recently a few residential well designed estates have been developed offering a variety of property styles and sizes.

Within the area is Asda, capable of supplying everything for most family's 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 along with a Sainsbury's Superstore. There is also Kinnaird Park retail complex nearby.

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

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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