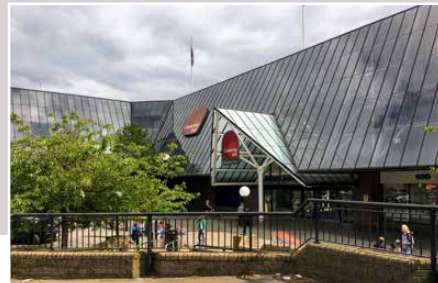






DUDDINGSTON LOCH, DR NEILS GARDEN, DUDDINGSTON GOLF CLUB & PRESTONFIELD HOUSE



THE LOCATION

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 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.

3 NIDDRIE MARISCHAL CRESCENT

New on the market is this brilliant two-bed terraced villa in true walk-in condition making an excellent purchase for any first-time buyer. Viewing is highly recommended.

The property is entered into through a fresh hallway with access to both levels of the accommodation. A comfortable lounge is fresh in decor located at the front of the property and benefits a feature wall with TV and recess shelving as a focal point in the room.

The modern breakfasting kitchen is fitted with a good range of floor and wall mounted units providing ample worktop space, integrated appliances including a gas hob, electric oven, extractor hood and fridge freezer. The rear door in the room provides access to the sunny south-facing garden.

Upstairs there are two generous double bedrooms flooded with natural light, in addition to built-in storage, both allow ample space for free-standing furniture if required. A crisp fully tiled modern bathroom with shower and towel radiator completes the rooms. The property further benefits from an attic space, uPVC double glazing and gas central heating.

Externally, there is a secure and easy to maintain garden to the front with a well presented south-facing rear garden that is easy to maintain with paved patio, artificial lawn and chipped stones. Plenty of free on-street parking is also available to the front of the property.

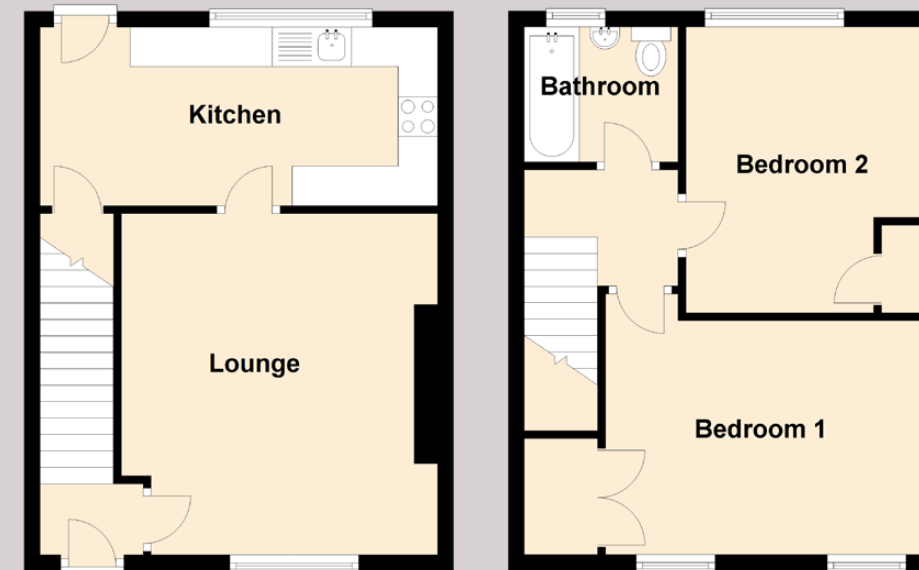


"BRILLIANT TWO-BED TERRACED VILLA IN TRUE WALK-IN
CONDITION MAKING AN EXCELLENT PURCHASE"





SPECIFICATIONS

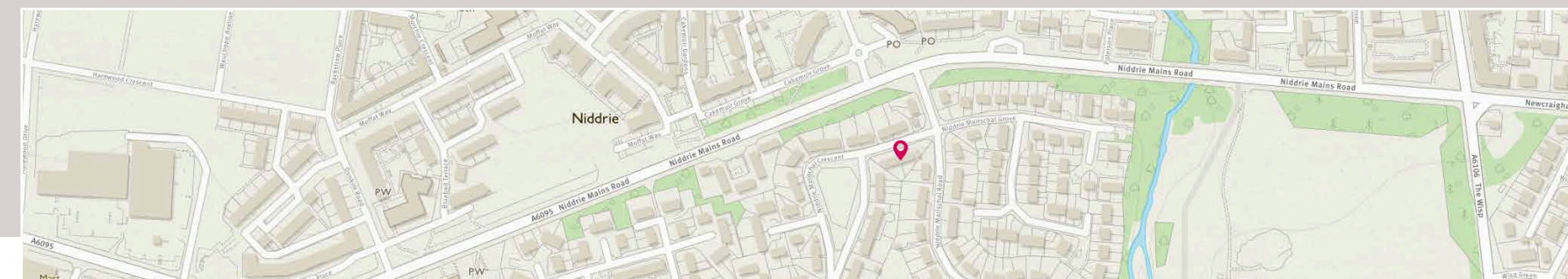


Approximate Dimensions (Taken from the widest point)

Lounge	4.32m (14'2") x 4.00m (13'1")
Kitchen	5.03m (16'6") x 2.26m (7'5")
Bedroom 1	4.00m (13'1") x 3.30m (10'10")
Bedroom 2	3.62m (11'11") x 2.96m (9'9")
Bathroom	1.95m (6'5") x 1.71m (5'7")

Gross internal floor area (m²): 64m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings, integrated appliances and shed. Please note, other items may be available through separate negotiation including a TV, sofas, beds and white goods.





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Text and description
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 Surveyor



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ROSS MCBRIDE
 Photographer



Layout graphics and design
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