

COULTERS[©]



42 NIDDRIE HOUSE DRIVE

NIDDRIE, EDINBURGH, EH16 4TU

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well-presented two bedroom end terraced house located in the residential area of Niddrie offers bright and spacious accommodation.

The ground floor of the property comprises: a welcoming hallway, a comfortable living room with electric fire which leads into the modern kitchen diner with a range of wall and floor white fitted units and integrated induction hob, oven, and dishwasher.

KEY FEATURES



Well presented end terraced house.



Two generous double bedrooms.



Private rear garden.



Large driveway for parking of two cars.



Within a short drive to Portobello.



Within walking distance of Fort Kinnaird.





The first floor hosts two double bedrooms one with two large storage cupboards and master three piece-suite bathroom with bath and overhead shower.

Externally the property benefits from a secure paved private rear garden that can be accessed from the kitchen via a backdoor. To the front of the property is a generous stoned driveway providing private parking for 2 cars.

The property further benefits from double glazing.





THE LOCAL AREA

Niddrie is a residential area located in the northern part of Edinburgh. The area is well-served by local amenities, including supermarkets, shops, schools, and healthcare facilities. There are also several green spaces and parks in the area, such as Niddrie Burn and Craigmillar Castle Park, providing opportunities for outdoor activities and recreation.

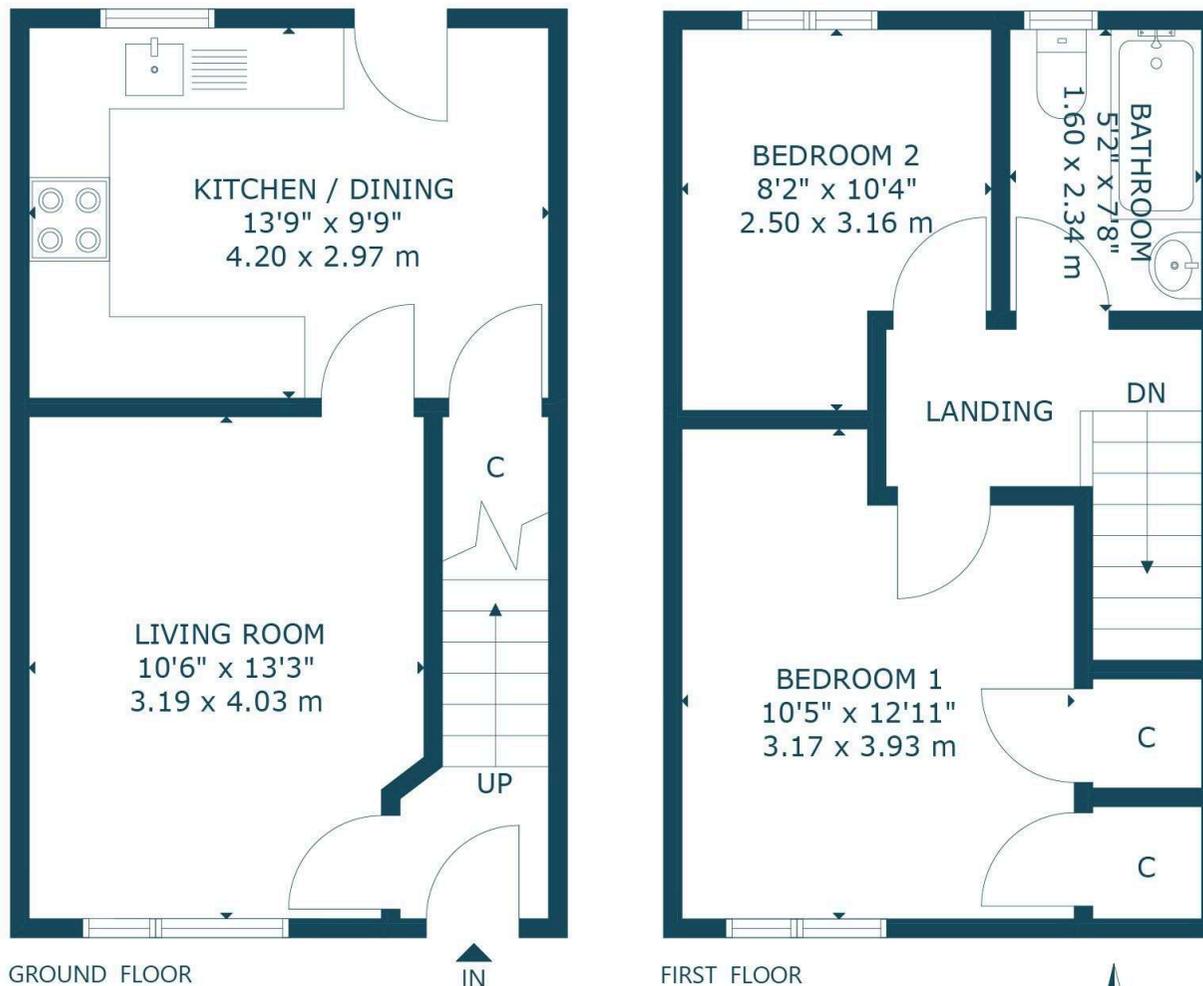
Transport links to and from Niddrie are excellent, with regular bus services connecting the area to the city centre and other parts of Edinburgh. The nearby A1 provides easy access to the city and seaside towns, making it convenient for commuters and those who wish to explore the surrounding areas.

The community in Niddrie is active and close-knit, with local events and activities organized throughout the year. There are also several community centers, clubs, and organisations that residents can join to socialise, volunteer, and get involved in the area.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





GROUND FLOOR

FIRST FLOOR

42 NIDDRIE HOUSE DRIVE, EDINBURGH, EH16 4TU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 650 SQ FT / 60 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.