



31a Niddrie Marischal Place, Edinburgh, EH16 4LR

Asking Price £250,000

Dean Anderson of K Allan Properties Edinburgh is delighted to present this 4 bedroom family home to market.

The property is presented to the market with neutral décor and is situated in a quiet residential area. The property comprises of a spacious living room to the front of the property, open-plan kitchen and dining area to the rear which provides access to the utility room and conservatory. Bedroom 4 can be found on the ground floor level with an ensuite shower room. A further three bedrooms and a bathroom are positioned on the first floor level.

The property benefits from a well maintained garden with off road parking for several vehicles, a summer house and a single garage.

Niddrie Marischal Place is approx. one mile away from Fort Kinnaird Retail Park, two miles from an Asda Superstore and just over a mile away from access to the A1. Situated approx. 4 miles away from the Edinburgh city centre with frequent and accessible public transport to and from.

Viewing is highly recommended to fully appreciate this property.

EPC - C

COUNCIL TAX BAND - C

SERVICES

Electricity - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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VIEWINGS

To book a viewing, contact Dean Anderson directly by calling +447399497118

You can also email the Edinburgh branch at Edinburgh@kallanproperties.co.uk

O r v i s i t o u r w e b s i t e :
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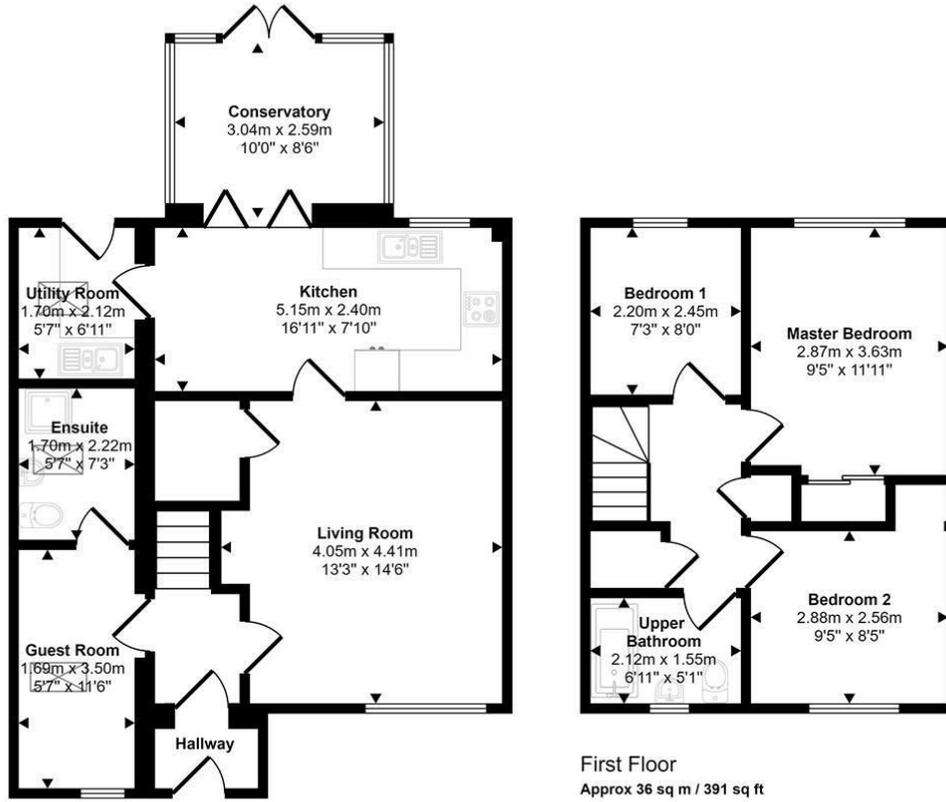
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DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

Floor Plan

Approx Gross Internal Area
98 sq m / 1054 sq ft

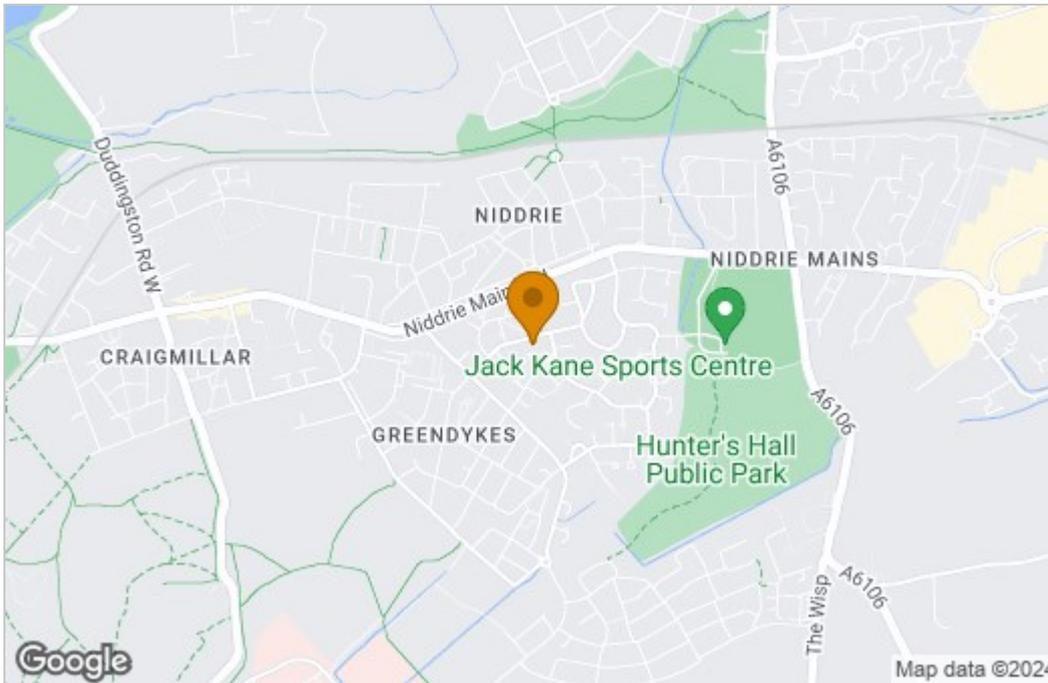


Ground Floor
Approx 62 sq m / 663 sq ft

First Floor
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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