

**13/1 Collier Place
Edinburgh EH16 4PZ**

Offers Over £175,000

- Open plan living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms both with built in storage
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Residents parking and bike store
- Communal gardens

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £720



1



2



1



EPC C



Flat

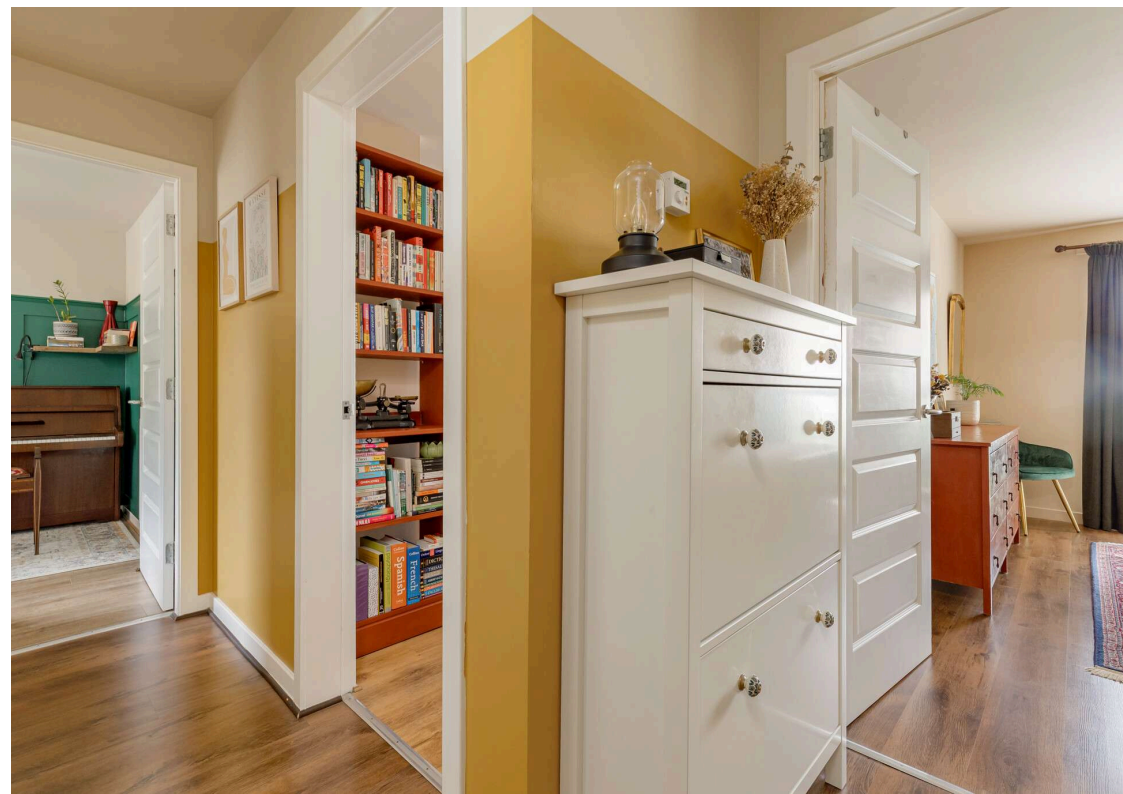
Blair Cadell are delighted to present this superb two-bedroom ground floor flat to the market. Presented in true turnkey condition, the property is ideally suited to first-time buyers and early viewing is highly recommended.

The accommodation comprises a bright and spacious open-plan living, kitchen and dining area, flooded with natural light from full-height windows and French doors, creating an ideal space for both relaxing and entertaining. The modern kitchen is well equipped with a range of wall and base units, a gas hob, electric oven and integrated appliances, all included in the sale. There are two generous double bedrooms, both benefiting from built-in wardrobes providing excellent storage. The contemporary bathroom is fitted with a three-piece suite and mains-powered shower over the bath. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys well-maintained communal grounds, residents' parking and a bike store. **Please note** the property is factored by RMG Scotland at an approximate cost of £60 per month, covering building insurance and maintenance.

Niddrie is a well-established residential area to the south-east of Edinburgh city centre which has benefited from substantial regeneration in recent years, making it an increasingly attractive location for a range of buyers. The area offers a good selection of local amenities, including shops, schools and leisure facilities, with further extensive retail and dining options available at nearby Fort Kinnaird Retail Park. For outdoor space, residents can enjoy a number of nearby parks and green areas, while Portobello's popular promenade and beach are within easy reach. The area is well suited to commuters, with frequent public transport services providing quick access to the city centre and surrounding areas, as well as convenient connections to the A1 and Edinburgh City Bypass.

Viewing by appointment on 0131 337 1800

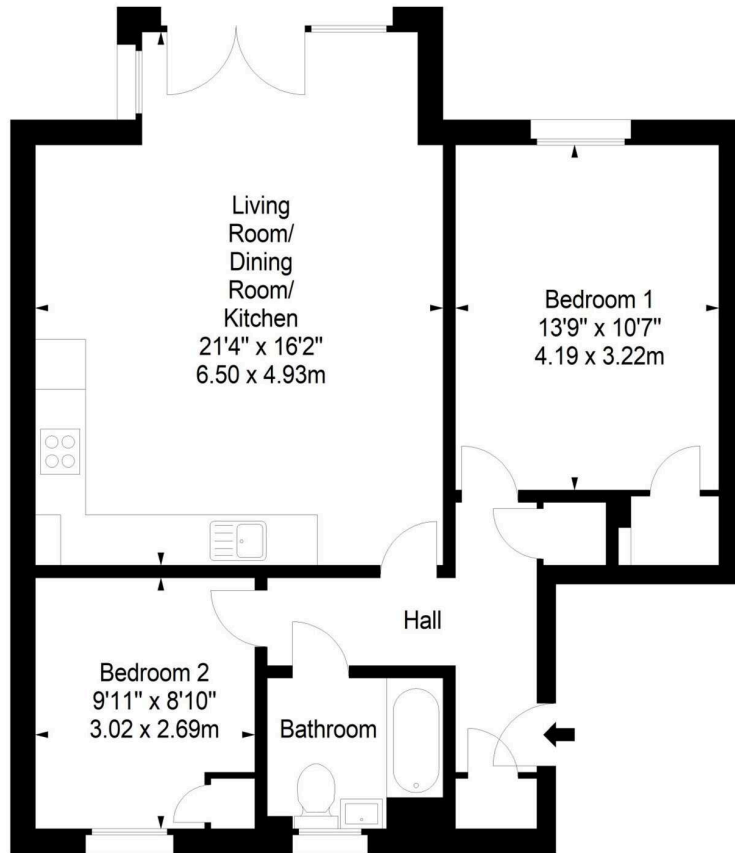
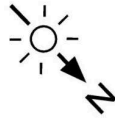




Collier Place,
Edinburgh,
Midlothian, EH16 4PZ



Approx. Gross Internal Area
717 Sq Ft - 66.61 Sq M
For identification only. Not to scale.
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Ground Floor



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