

200 Queensferry Road, Edinburgh, EH4 2BN

In a prime location offering excellent access to the city centre, airport, and key commuter routes, this 3 double bedroom apartment is an ideal opportunity for comfortable living and convenient travel.

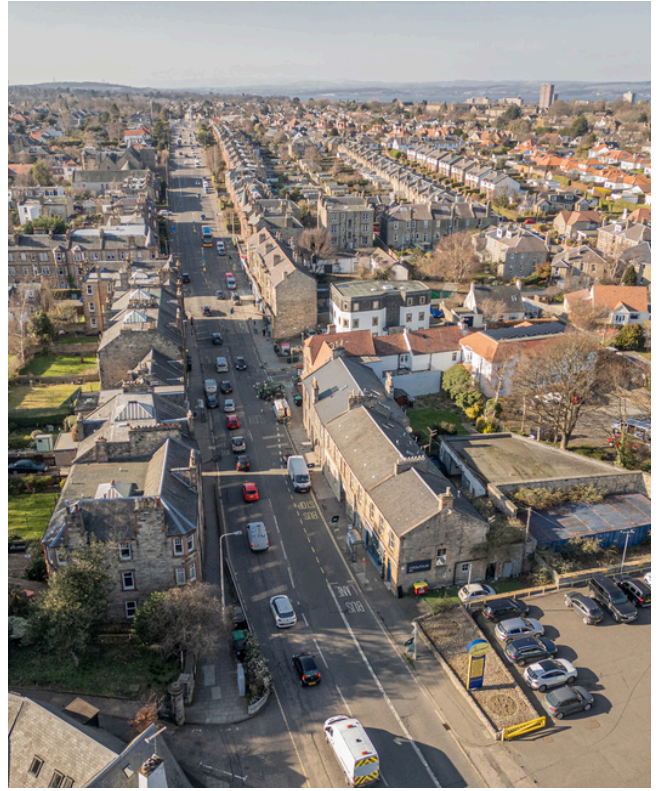


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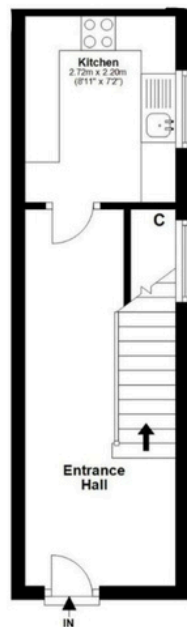
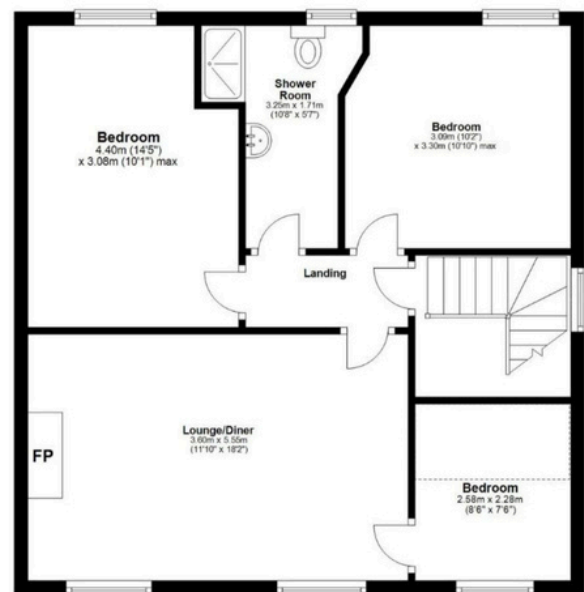




Situated within an established and vibrant area

- Prime location
- 3 double bedrooms
- Would benefit from refurbishment
- Generous room sizes
- Potential to extend into the attic space (subject to planning permission)
- Excellent access to the city centre, airport, and key commuter routes

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Ground Floor**First Floor**

Main area: Approx. 77.2 sq. metres (831.2 sq. feet)

Plus outbuildings, approx. 45.8 sq. metres (493.0 sq. feet)

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Illustration for identification purposes only, measurements are approximate, not to scale

To arrange a viewing, call
+44(0)131 287 5500 or email us
at **hello@niksenproperty.com**