

25 Northfield Avenue, Northfield Edinburgh, EH8 7PR

OFFERS OVER £300,000



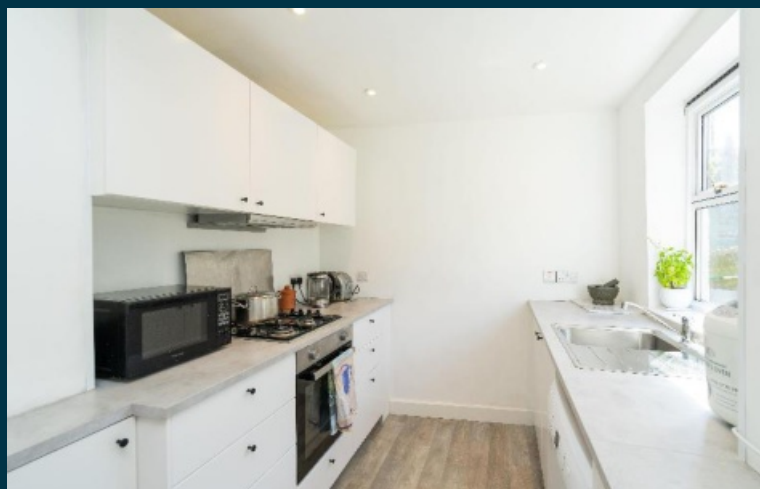
drummondmiller



- Quietly located 1930's end-terraced villa
- Living room and separate modernised kitchen
- 3 bedrooms and downstairs en suite
- Gas central heating and double glazing
- Offers great potential to extend subject to planning permission
- Popular estate within easy reach of amenities
- Excellent bus services and near cycle network
- EPC D

Description

Occupying a large plot, this 1930's end-terraced villa offers scope for extension (subject to necessary consent). The well-proportioned accommodation (99 sqm) would suit a variety of buyers including those who require a disabled access. The property offers generous accommodation over two levels comprising of: entrance hallway, lounge, modernised fitted kitchen/diner with appliances, three good sized bedrooms, one with en-suite bathroom with shower and upstairs family bathroom. The property also benefits from excellent storage and two sizeable gardens to the front and rear.





Central Heating and Double Glazing

The property benefits from gas central heating and UPVC double glazing.

Garden

The property benefits from a large front garden which is sloped so the house is in an elevated position. The rear garden is large and has the added benefit of a wooden storage shed/workshop.

Location

Roughly two miles from Edinburgh city centre, Northfield is a popular residential area with excellent local amenities that are further supplemented by the wealth of local shops, cafes, pubs, and takeaways in neighbouring Portobello. The area is served by a Morrisons supermarket with more extensive shopping facilities at nearby Meadowbank Shopping Park, where there is a selection of popular high-street stores, eateries, and supermarkets. Northfield is well placed for enjoying some of Edinburgh's finest outdoor locations, situated within walking distance of Portobello Beach and Holyrood Park, home to the iconic Arthur's Seat. For indoor exercise, Meadowbank Sports Centre has recently reopened after significant refurbishment. The area is served by fantastic public transport links, with regular buses running day and night, providing a swift connection to the heart of the capital. Furthermore, it also offers convenient access to the A1 and the city bypass, allowing quick and easy travel to Edinburgh International Airport and to the M8/M9 motorway network for journeys across the central belt and beyond. The property is in the catchment area for well-regarded primary and secondary schooling.

Council Tax and EPC

It is in Council Tax band D and has a D-rated Energy Performance Certificate.

Extras

All fitted carpets and curtains are included in the sale price along with the integrated oven.

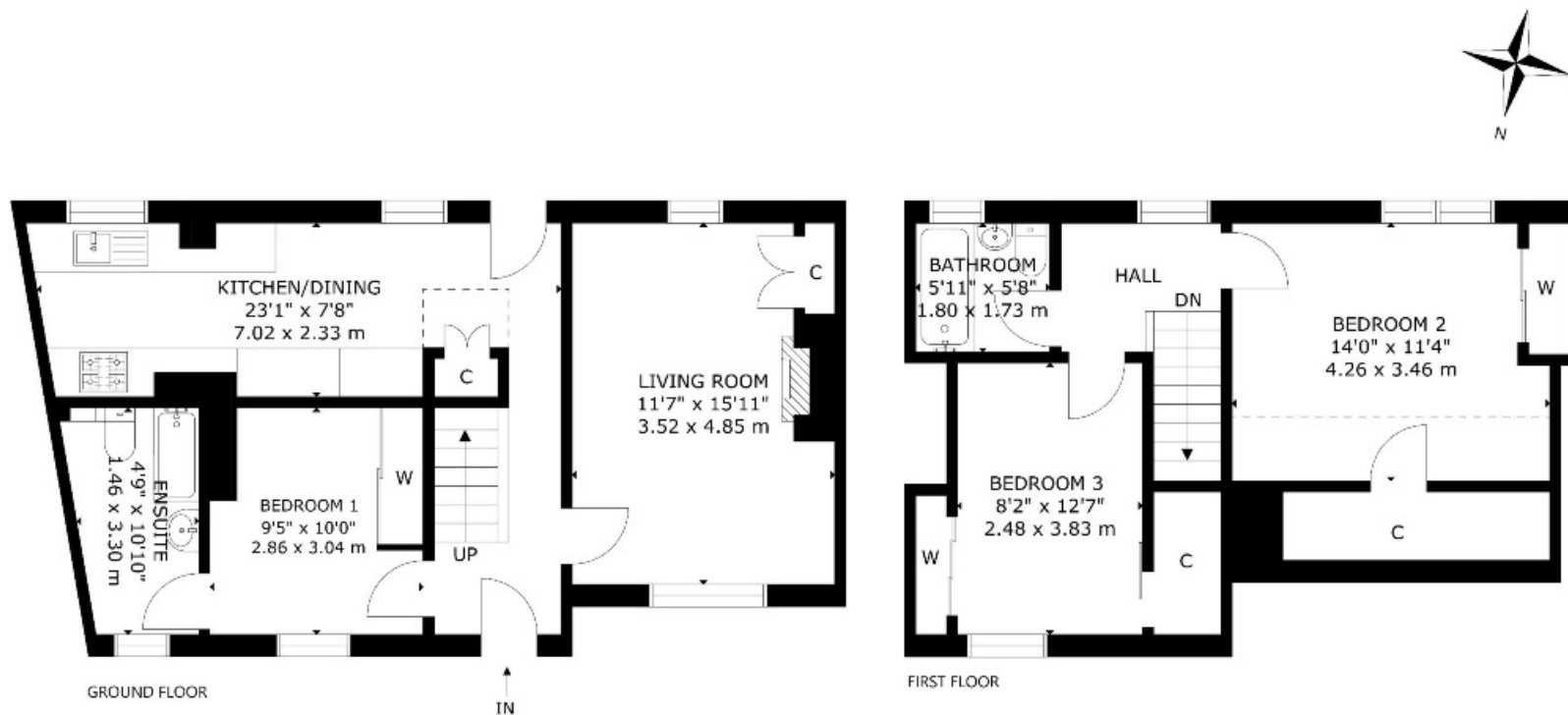
Home Report

The property has been valued at £310,000 and is available on the ESPC website.

Viewing

By appointment with the Agent telephone 0131 229 3399





25 NORTHFIELD AVENUE, EDINBURGH, EH8 7PR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,066 SQ FT / 99 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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