



7/5 Northfield Broadway
Northfield, EH8 7QF

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



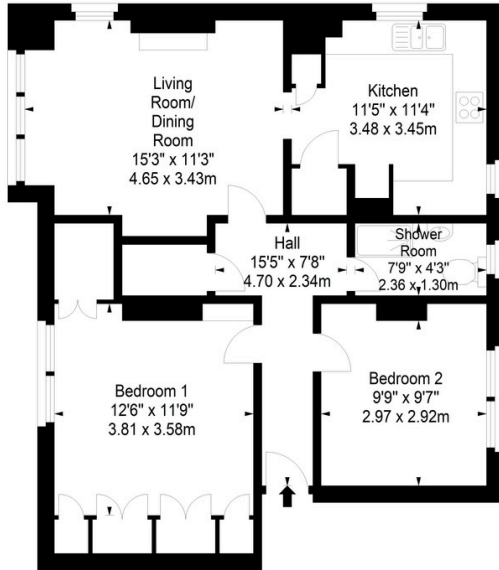
This well-proportioned second floor flat is situated in Northfield, close to local amenities including Fort Kinnard Retail Park and Meadowbank shopping centre providing high street retailers. There are convenient public transport links to the city centre and surrounding areas. The property is close to good primary schools and Secondary schools. The property has lovely outdoor space at nearby Figgate Park and Arthur's Seat. The accommodation comprises; a bright, spacious living room, separate kitchen with original pulley, two generously-sized double bedrooms and shower room. Externally there is a well-maintained garden to the rear and there is free on-street parking available in the area. The property features double glazing and gas central heating. Included in the sale are the newly fitted carpets and blinds, floor coverings, oven and hob. All appliances are sold as seen with no warranty provided.



Northfield Broadway,
Edinburgh,
Midlothian, EH8 7QF



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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