



Flat 13, 1 Northfield Heights  
Willowbrae, EH8 7QJ

**deans**   
Solicitors & Estate Agents LLP



## FOURTH FLOOR FLAT

- Open Plan Living/ Dining/ Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Balcony
- Garage
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating – B



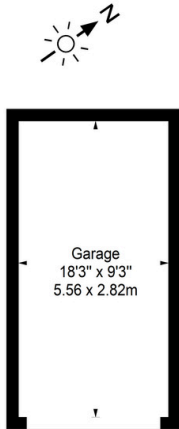
This well-presented fourth floor flat is situated in the popular Willowbrae district, east of Edinburgh city centre. The property is close to a wide range of local amenities and is within easy reach of the city centre, Holyrood Park and Portobello beach. The accommodation comprises; a welcoming entrance hallway, bright and spacious open plan kitchen/ living and dining room with access to the balcony, two good-sized double bedrooms (one en-suite) and a stylish bathroom with shower over bath. The property is in excellent condition and enjoys gas central heating, double glazing, allocated parking, a secure entry system and lift access. Additional features include a private indoor storage unit located on the ground floor, and access to a secure communal bike shed. Included in the sale are the: fitted carpets and floor coverings, thermal insulating blinds, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



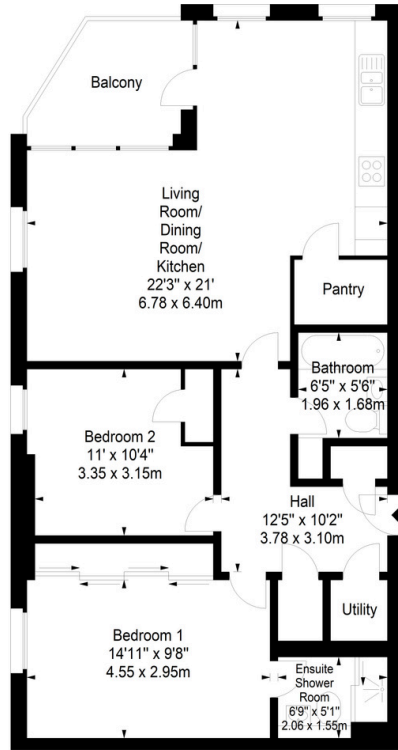
**Northfield Heights,  
Edinburgh,  
Midlothian, EH8 7QJ**



Approx. Gross Internal Area  
901 Sq Ft - 83.70 Sq M  
Garage  
Approx. Gross Internal Area  
169 Sq Ft - 15.70 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Fourth 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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Your Property People.

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