



117 Northfield Drive, Edinburgh, EH8 7RG

Attractive two-bedroom end terraced villa with private front and rear garden and garage

URQUHARTS
EDINBURGH



DESCRIPTION

117 Northfield Drive is a well-presented and spacious two-bedroom end terraced villa with private garden and garage to the rear situated in the popular residential area of Northfield and neighbouring Mountcastle. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property has been upgraded to a high modern standard and is in move in condition.

Entrance vestibule and hall; bright living room with floor to ceiling window overlooking the front garden; fitted kitchen / dining room with wall and base units and appliances and direct access to the enclosed rear garden; two good-sized double bedrooms; and a recently installed modern shower room.

ACCOMMODATION

Entrance vestibule & hall. Living room. Kitchen / Dining room. Two double bedrooms. Shower room. Fully floored attic.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the enclosed rear garden laid to lawn with decking area and direct access to the garage. Private garage forming part of a row of garages with further off-street parking in the shared lane.

LOCATION

The popular Northfield area lies a short distance to the south-east of the city centre and has a thriving community. Local shops cater for everyday needs, with a Morrisons Supermarket on Portobello Road, Fort Kinnaird Retail Park, and an ASDA Supermarket at the Jewel, all just a short journey away. A wealth of leisure and recreational facilities within the proximity include Figgate Park, Holyrood Park, Arthurs Seat, Portobello Beach & Promenade, and several renowned golf courses including Duddingston.





Catchment schools include Duddingston Primary School and Portobello High School, St Johns RC Primary and Holyrood RC High School, with the Jewel and Esk Valley College or Queen Margaret University for students nearby. An efficient public transport network operates to many parts of the city & surrounding areas, and the City Bypass and main motorway networks are also within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

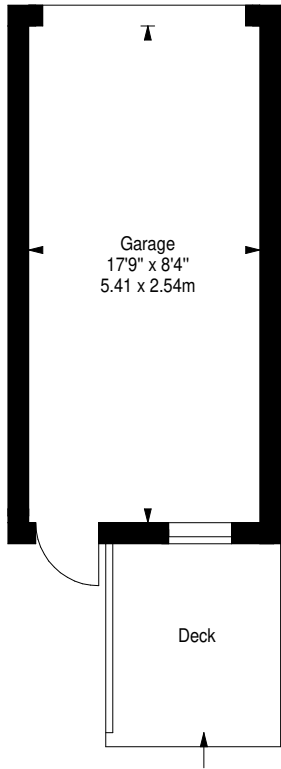
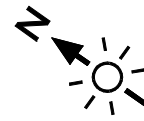
The property has an Energy Rating Category **D**



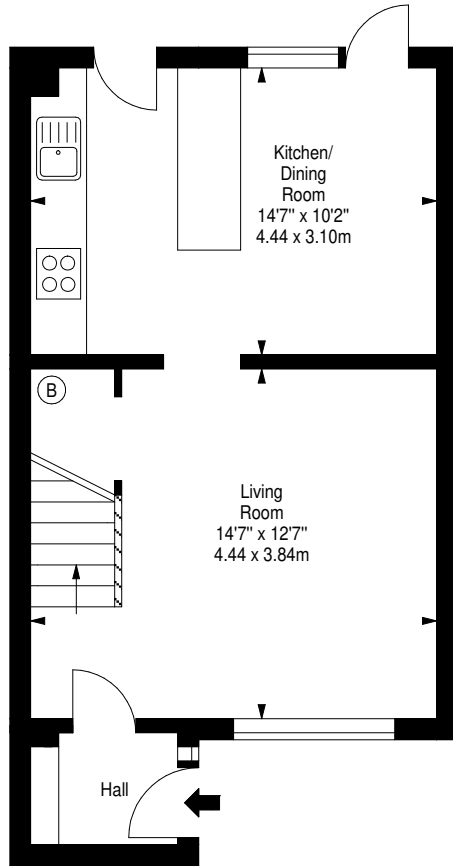
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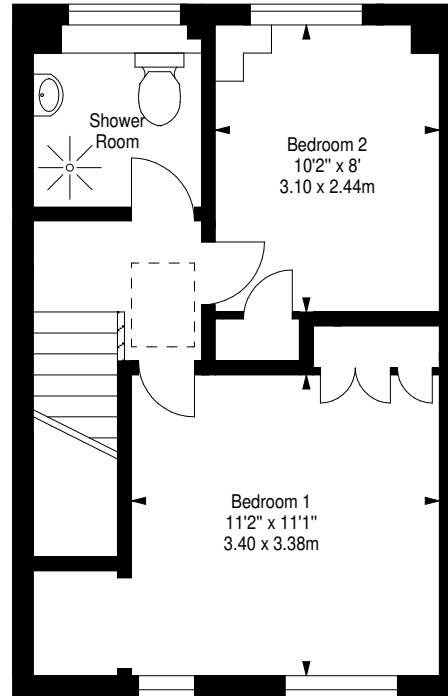
Approx. Gross Internal Area
698 Sq Ft - 64.84 Sq M
Garage
Approx. Gross Internal Area
146 Sq Ft - 13.56 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.