



88 Northfield Farm Avenue, Edinburgh, EH8 7QZ  
*Spacious three-bedroom terraced villa with front and rear gardens*

URQUHARTS  
EDINBURGH





## DESCRIPTION

88 Northfield Farm Avenue is a spacious three-bedroom terraced villa with private front and rear gardens, situated in the popular Northfield area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property would now require renovation throughout and offers fantastic potential (subject to local authority consents).

Entrance hall; bright living room to the front with fireplace surround; dining room overlooking the rear garden; fitted kitchen with wall and base units with direct access to the enclosed rear patio and garden; three good-sized bedrooms; and a bathroom.

## ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Three double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained front and rear gardens, mainly laid to lawn with patio area and garden shed. Unrestricted on street parking.

## 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 appliances.

Please note the property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

## 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](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto: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**

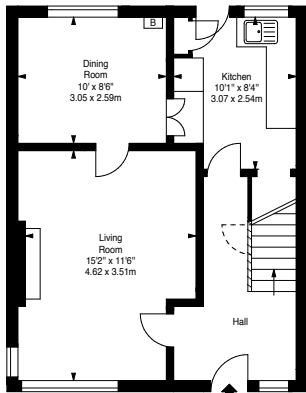
The property has an Energy Rating Category **D**



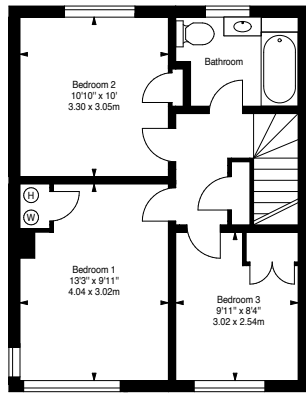
88 Northfield Farm Avenue,  
Edinburgh,  
Midlothian, EH8 7QZ



Approx. Gross Internal Area  
918 Sq Ft - 85.28 Sq M  
For identification only. Not to scale.  
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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](mailto:property@urquharts.co.uk).