

45 Northfield Park, Edinburgh, EH8 7QU Spacious three-bedroom end-terraced villa with gardens and driveway

URQUHARTS
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DESCRIPTION

45 Northfield Park is a spacious three-bedroom endterraced villa with private front and rear gardens and driveway, situated in the popular Northfield and neighbouring Mountcastle area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic renovation and extension potential (subject to local authority consents).

Entrance hall; bright living room / dining room with coaleffect gas fireplace and dual aspect outlook to the front and rear; fitted kitchen with wall and base units, appliances and direct access to the rear garden; three good-sized bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three bedrooms. Bathroom. Attic.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with mature boarders, patio areas, greenhouse and garden sheds. Driveway for one car and unrestricted on-street parking.

LOCATION

Northfield and neighbouring Mountcastle lie a short distance to the 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 The Royal High 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 Urguharts 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.

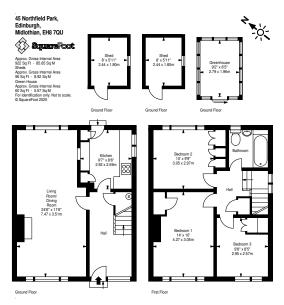
The property has a Council Tax Band **D** The property has an Energy Rating Category D Tenure Freehold













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