



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

URQUHARTS
EDINBURGH



DESCRIPTION

45 Northfield Park is a spacious three-bedroom end-terraced 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 coal-effect 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 borders, 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 Kinnauld 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 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**
Tenure Freehold



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.