



46 Northfield Park
Edinburgh, EH8 7QX

A

"46 Northfield Park is a delightfully presented mid-terraced villa offering generous sized accommodation."

- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDEN
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS









LOCATION

Northfield is an extremely popular residential area located approximately 2 miles to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

Leisure and recreational facilities are provided for by nearby Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

The area is well served by regular bus routes into the city centre. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

46 Northfield Park is a delightfully presented mid-terraced villa offering generous sized accommodation. The property is located in a peaceful cul-de-sac in a well-regarded development.

The accommodation comprises a welcoming hallway; bright and spacious living room leading through to a dining area with patio doors to the rear garden; fitted kitchen with wall to floor units and double sized oven with electric hob; carpeted staircase giving access to the first floor landing; double bedroom one with fitted wardrobes; single bedroom three and family sized bathroom with electric shower over bath; a spiral staircase leads to double bedroom two on the top floor which completes the accommodation.

Further benefits include gas central heating, double glazing, a large driveway to the front, an enclosed private well maintained rear garden, EV charger and an additional off street private parking space.. This property is offered to the market in move-in condition and viewing is therefore highly recommended to fully appreciate the size, standard and quality of family accommodation on offer.

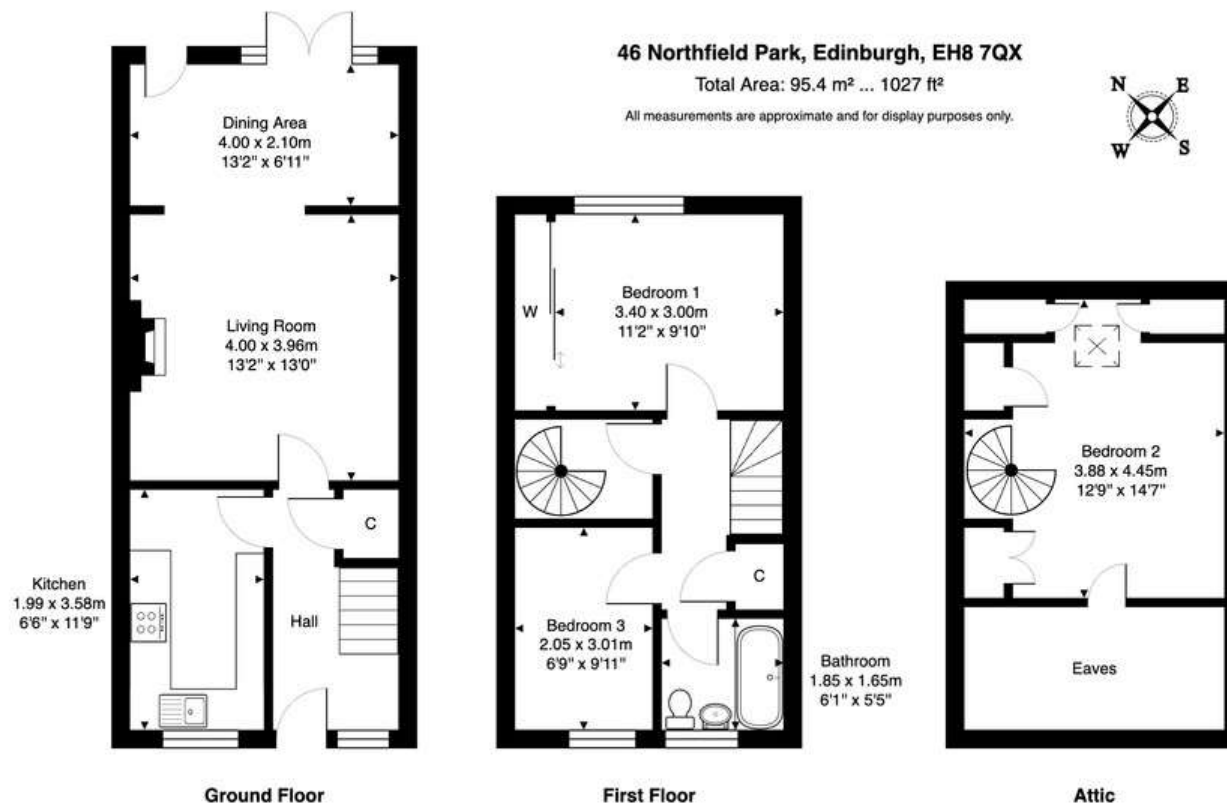
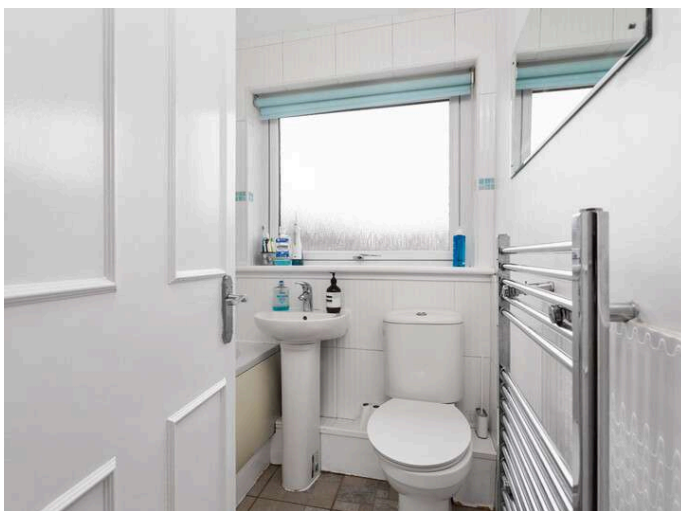
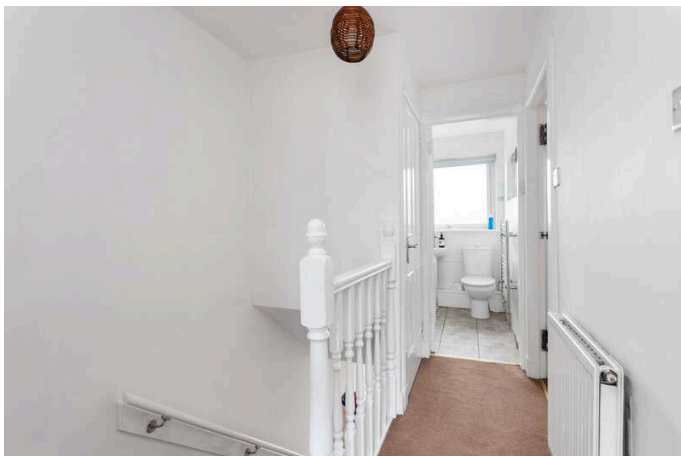
EPC RATING

The energy efficiency rating for this property is band C.





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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