

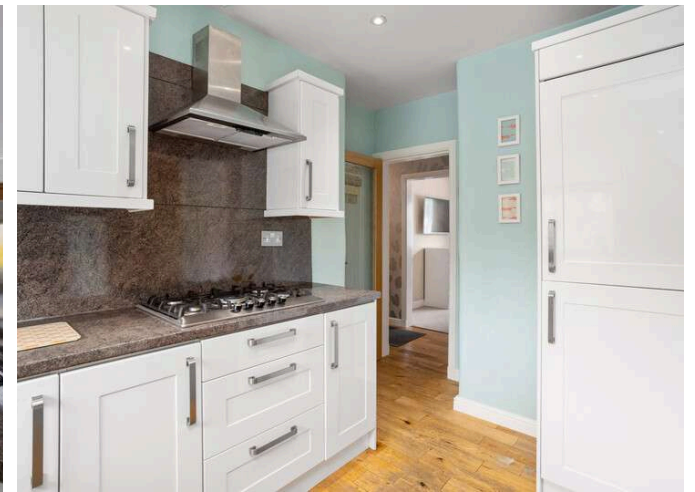


1/3 Northfield Road
Edinburgh, EH8 7PW

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"1/3 Northfield Road is a beautifully presented, bright and spacious, modern first floor flat located in the residential area of Northfield"

- HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

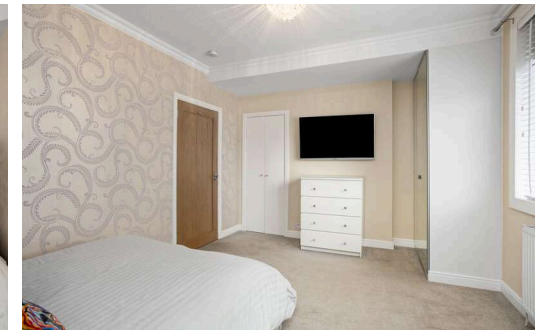
Northfield is an extremely popular residential area located approximately 2 miles to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, Tesco Metro, an Asda Superstore 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. The area is well served by regular bus routes into the city centre. Brunstane and Newcraighall railway stations connect 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 Edinburgh College and Queen Margaret University campus.

COUNCIL TAX

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



DESCRIPTION

1/3 Northfield Road is a beautifully presented, bright and spacious modern first floor flat located in the residential area of Northfield, east of Edinburgh city centre.

The accommodation comprises: hallway; living/dining room; modern kitchen with wall to floor units, built in cooker and gas hob; double bedroom one with built in wardrobes and cupboard, double bedroom two; bedroom three with built in wardrobes and shower room with heated towel rail.

Further benefits include gas central heating, double glazing, Sky access point, private rear garden, on street parking, good local amenities and excellent transport links.

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.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



1/3 Northfield Road, Edinburgh, EH8 7PW



Total Area: 75.8 m² ... 816 ft²

All measurements are approximate and for display purposes only.

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espc

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