



2/I Northfield Heights
EDINBURGH, EH8 7QJ

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"2/1 Northfield Heights is an attractive and exceptionally spacious, one-bedroom, ground floor flat"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING/KITCHEN
- DOUBLE BEDROOM
- EN-SUITE SHOWER ROOM
- INTERNAL HALLWAY
- BOX ROOM
- W.C
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING
- SHARED BIKE STORE
- COMMUNAL GARDEN GROUNDS





LOCATION

Northfield is an extremely popular residential area located approximately 2 miles to the east of the city centre. 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 at Bannatyne's and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

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 the refurbished Edinburgh College and Queen Margaret University campus.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E,



DESCRIPTION

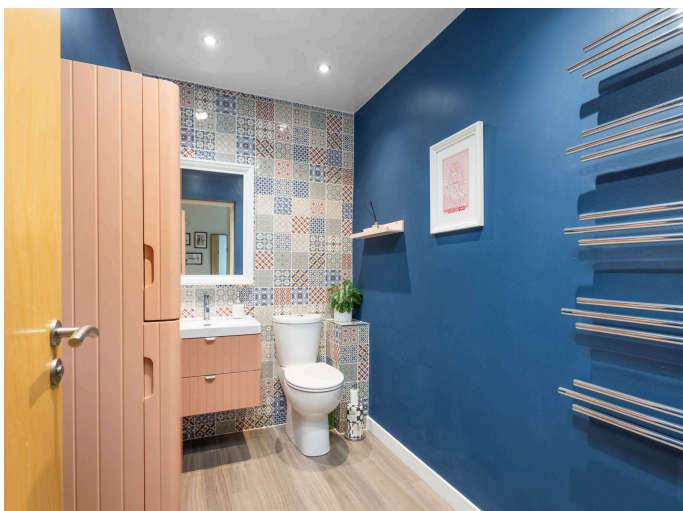
2/1 Northfield Heights is an exceptionally spacious and attractive one-bedroom, ground-floor flat with a private balcony and an allocated parking space. Forming part of a modern development, the property is located in the popular Northfield district of Edinburgh. Accommodation comprises an entrance hall and an impressive open-plan living/dining/kitchen space leading to a patio door to the private terrace. The kitchen is set to the front, taking advantage of good natural light, and includes a full range of integrated appliances (such as a dishwasher, fridge freezer, a Dual Cook oven, and gas hob). The property also benefits from a well-proportioned double bedroom with built-in wardrobes; a generous ensuite with an integrated shower cubicle; a utility room; a large study room offering a superb working space; internal hallway/store room; and a second WC. Further benefits include superb storage, double glazing, gas central heating, and a secured entry system to both the property and building. This factored development also includes a locked bike store, well-kept communal grounds, a residential car park, and free on-street parking in front of the property.

This property is located just a short stroll from Holyrood Park, offering easy access to tranquil green spaces. It also benefits from several nearby amenities, including a Morrisons Supermarket (0.3 miles) and Meadowbank Sports Centre (0.7 miles). In addition, the popular Portobello area, including the beach, is within walking distance. The property would be highly suitable for those commuting to work due to its access to the A1 and excellent bus connections both in and out of town on the property's doorstep.

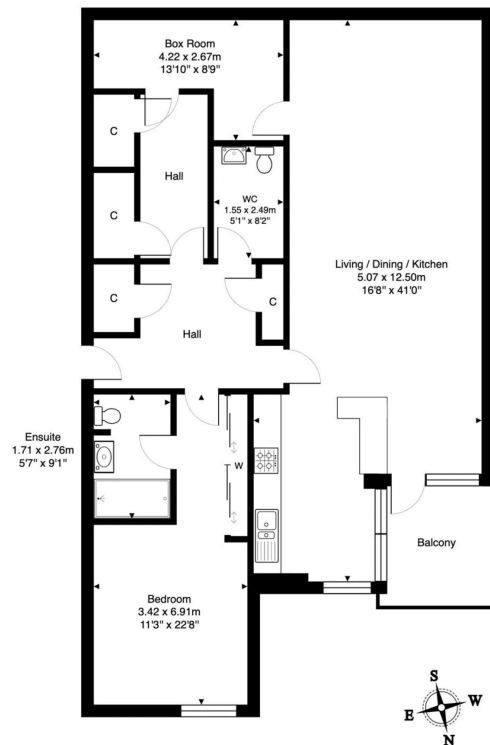
The energy efficiency rating for this property is band C

2/1 Northfield Heights, Northfield, EDINBURGH, EH8 7QJ

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.



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Total Area: 111.5 m² ... 1201 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

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