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6/2 Northfield Square

Northfield, Edinburgh, EH8 7PJ



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EPC

TBC

Welcome to

6/2 Northfield Square

Presenting a stylish city home with private gardens and unrestricted street parking, this two-bedroom ground-floor flat is situated just over two miles from the heart of Edinburgh, in the popular area of Northfield.

Swift road links for commuting, as well as proximity to open green spaces, including Holyrood Park, and the stunning coastline at Portobello, add further appeal to this prime location.

The flat is accessed through a secure communal vestibule. Inside, an airy entrance hall introduces the contemporary finish on offer, with crisp white walls and wood-toned flooring that flows into the living room. This homely sitting area is centred around a period-style fireplace with an electric fire. Its rich-blue and white décor, enhanced by a classic picture rail, brings mood and timeless charm to the space, which is filled with natural light from a large window framing a tranquil garden outlook. Built-in storage and kitchen access provide everyday practicality.

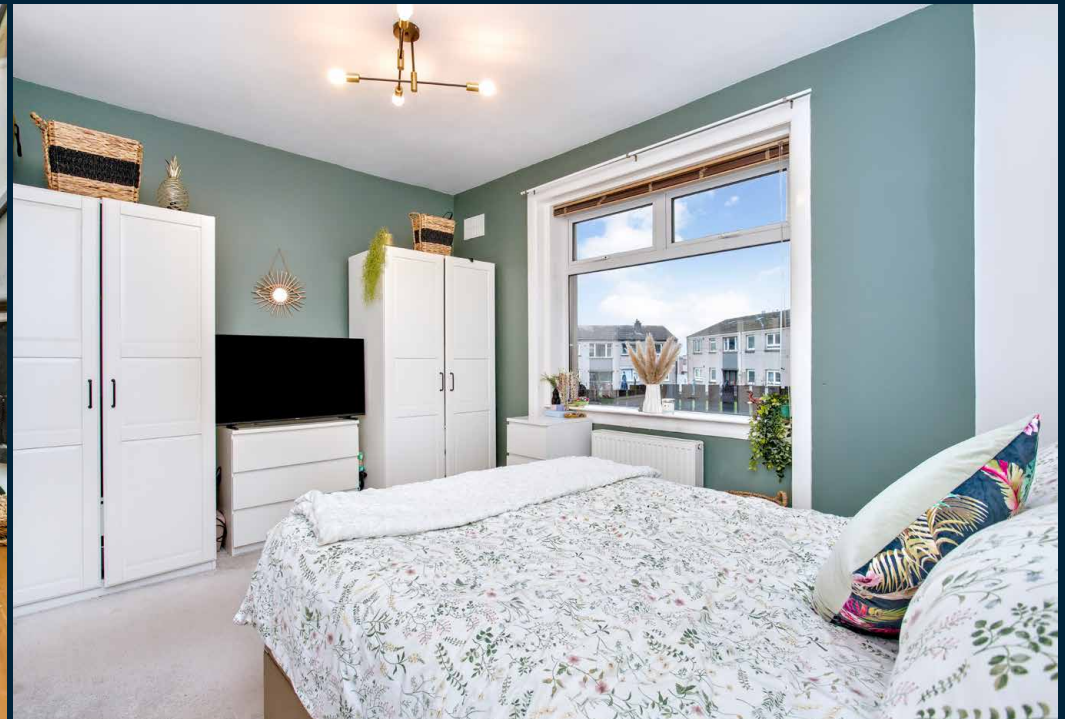
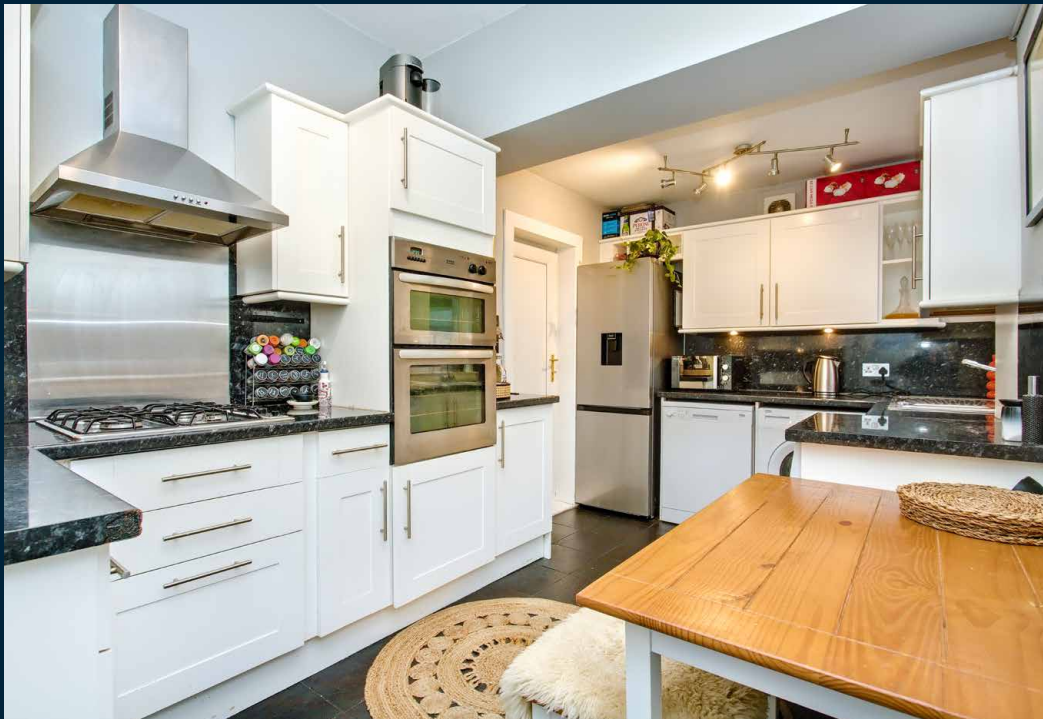
The bright kitchen is fitted around a central breakfast area, featuring modern white cabinets with downlit, granite-inspired worktops. It also opens onto the gardens for easy alfresco dining. A full suite of appliances further equips the space, comprising an integrated double oven and gas hob with a stainless-steel splashback and chimney hood, an under-counter dishwasher, washing machine and dryer, and an upright fridge freezer.



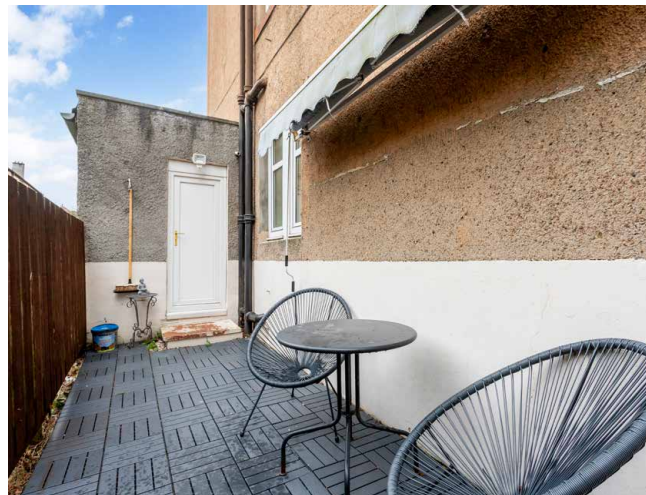




“The bright kitchen is fitted around a central breakfast area, featuring modern white cabinets with downlit, granite-inspired worktops.”







General Features

- Convenient city location, close to Holyrood Park
- Bright and stylish contemporary interiors
- Ground-floor flat in an established residential block
- Communal vestibule and secure entry system
- Inviting entrance hall
- Elegant living room with living-flame fire, storage, and access to:
- Well-appointed kitchen with a breakfast area
- Two spacious double bedrooms
- Bathroom with shower-over-bath
- Enclosed private gardens (with a shed) and a large shared garden
- Unrestricted on-street parking
- Gas central heating and full double glazing
- Council Tax Band - TBC

The home's two double bedrooms and the bathroom are accessed from the entrance hall. Both bedrooms are bright and restful, with soft carpeting and subtle décor, including calming sage-green accents in the spacious main bedroom.

The chic monochrome bathroom features a WC, vanity basin, and shower-over-bath, along with statement flooring and a sunny aspect. Gas central heating and full double glazing ensure warmth and efficiency.

Outside, the property enjoys enclosed gardens on three sides, paved and gravelled for easy upkeep and featuring a useful shed, while residents also share a large communal lawn.

For convenient parking, Northfield Square and the surrounding streets fall within an unrestricted zone.

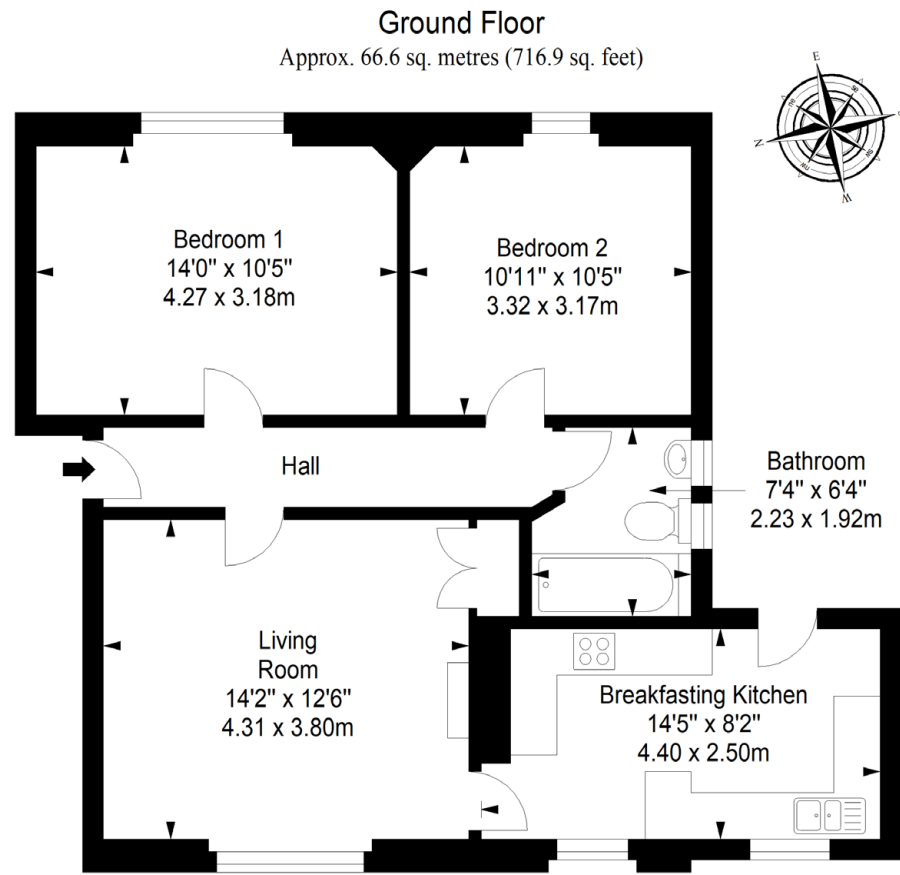
Extras The sale includes all fitted floor and window coverings, light fittings, and appliances.

the area

Northfield, Edinburgh

Roughly two miles from Edinburgh city centre, Northfield is a popular residential area with excellent local amenities that are further supplemented by the wealth of local shops, cafes, pubs, and takeaways in neighbouring Portobello. The area is served by a Morrisons supermarket with more extensive shopping facilities at nearby Meadowbank Shopping Park, where there is a selection of popular high-street stores, eateries, and supermarkets. Northfield is well placed for enjoying some of Edinburgh's finest outdoor locations, situated within walking distance of Portobello Beach and Holyrood Park, home to the iconic Arthur's Seat. For indoor exercise, Meadowbank Sports Centre has recently reopened after significant refurbishment. The area is served by fantastic public transport links, with regular buses running day and night, providing a swift connection to the heart of the capital. Furthermore, it also offers convenient access to the A1 and the city bypass, allowing quick and easy travel to Edinburgh International Airport and to the M8/M9 motorway network for journeys across the central belt and beyond. The property is in the catchment area for well-regarded primary and secondary schooling.





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