



Northfield

7/2 Northfield Road
EH8 7PW



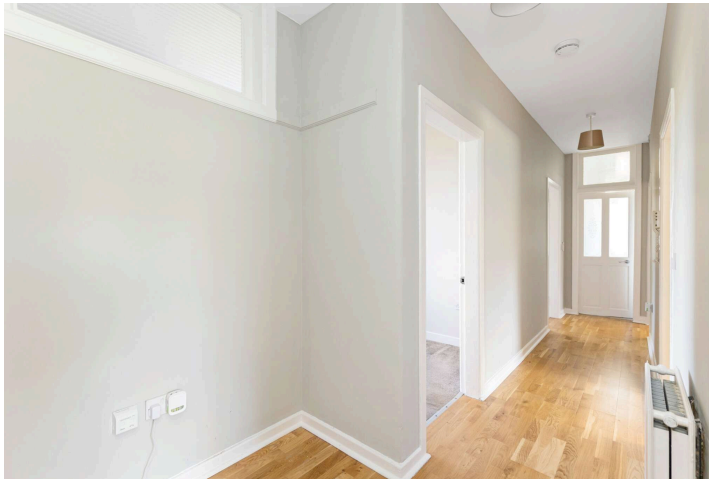
Ground floor flat - Buzzer no. 2

- Hallway
- Livingroom
- Kitchen
- 3 bedrooms
- Bathroom with shower
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- Excellent first-time purchase
- Gas central heating
- Double glazing
- Private front garden
- On street parking
- Secure entryphone system
- Shared rear garden

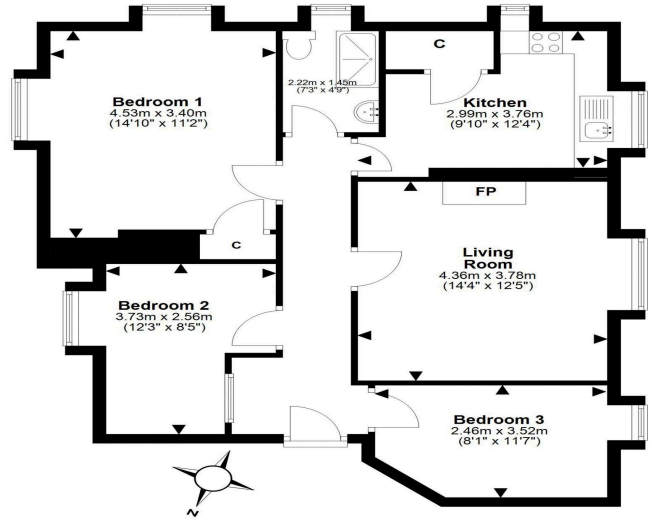


Viewing - by appointment please call
Solicitors (0131) 554 6321









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Viewing is highly recommended of this 3-bedroomed ground floor flat situated within the popular Northfield area to the east of the City Centre. Many recreational facilities can be found within easy reach and include a choice of golf courses, Queens Park, Portobello beach and Promenade. A choice of schooling can also be found locally from Primary to Secondary level and an excellent choice of public transport with frequent express buses into the city centre, and routes to the surrounding area. Shopping facilities can be found locally with further shopping available at nearby Portobello, and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants.

Additional benefits include gas central heating complimented by double glazing, unrestricted on street parking, easy to maintain private front garden as well as a shared rear garden

EXTRAS

To include all aforementioned white goods, light fittings, any blinds/curtains, and carpets (no warranties to be given).

OFFERS

Offers Over £195,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

The flat opens to a welcoming hallway which has an entry phone handset and gives access to the accommodation. The well-proportioned living room is situated to the rear of the flat and benefits from a gas fireplace within a surround. The kitchen is also to the rear, and this has base and wall units, integrated oven with gas hob, an under-counter fridge and freezer, and a handy cupboard which houses a washing machine and tumble dryer. A double bedroom is found to the front of the flat and includes a built-in cupboard. The property benefits from two additional bedrooms, one to the front and the other to the rear. Completing the accommodation is a family bathroom with splash board walls, WC, heated towel rail, wash hand basin, and bath with overhead electric shower unit.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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