



7/5 Northfield Grove  
Northfield, Edinburgh, EH8 7RL







# 7/5

## Northfield Grove

Bright & well proportioned 2 bedroom maisonette with a west-facing balcony

- Bright sitting room with balcony
- Kitchen/dining room
- 2 double bedrooms
- Bathroom
- Secure entryphone system
- Shared grounds
- On street parking
- Gas central heating & double glazing



Offers Over : £150,000

Home Report: £155,000

EPC Rating: C

Council Tax: B

Tenure: Freehold



Located in the popular and convenient residential area of Northfield, this appealing 2 bedroom maisonette property forms part of an established development. The property benefits from a west-facing balcony with a pleasant leafy outlook. The interior is bright and well proportioned throughout.

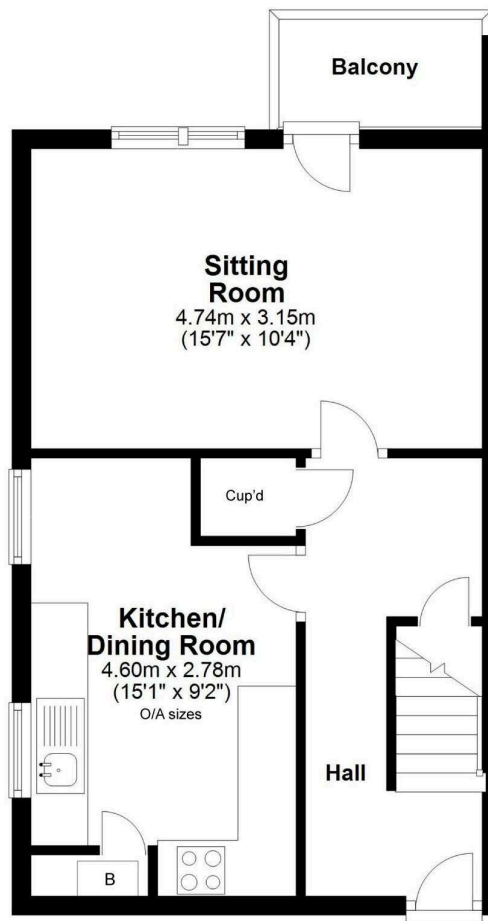
### Location

The property is located in the popular area of Northfield, which lies a short distance to the east of the city centre. Within the vicinity there is an excellent range of amenities with further shopping available at Meadowbank Retail Park and Fort Kinnaird Retail Park. The open spaces of Arthur's Seat and Holyrood Park are close by along with Figgate Park, Duddingston Loch and Portobello Beach. Regular bus services run to and from Edinburgh city centre and there are good links to all major motorway networks via the A1 and Edinburgh City Bypass.

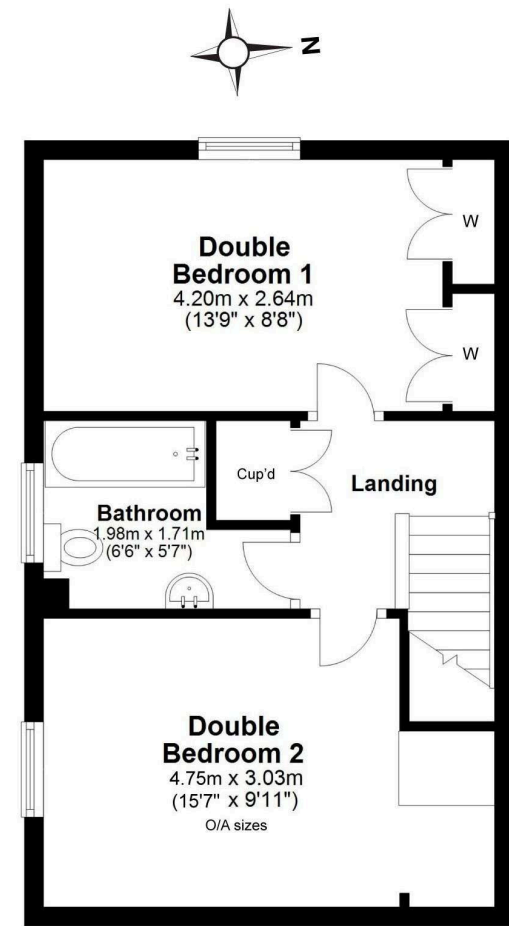
### Extras

Included in the sale price is the hob, oven, fridge/freezer and washing machine. The corner sofa is also available by separate negotiation.





**First Floor**



**Second Floor**



**VMH SOLICITORS**

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