

61 Northfield Avenue

EDINBURGH, EH8 7PS



*GENEROUSLY PROPORTIONED UPPER FLAT IN
EDINBURGH'S POPULAR NORTHFIELD AREA*



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McEwan Fraser Legal is delighted to present this modernised and open-plan upper flat in the Northfield area of Edinburgh. The property benefits from a private garden and free on-street parking.

Inside, the property comprises of a fully equipped kitchen which is situated in the modernised open plan living/ kitchen/dining space and offers an array of possibilities for furniture options and is flooded with natural light from both sides of the building. The kitchen is equipped with modern appliances.









The flat has two generous double bedrooms, both of which have storage. There is one main shower room which is finished well and has a modern three-piece white suite.



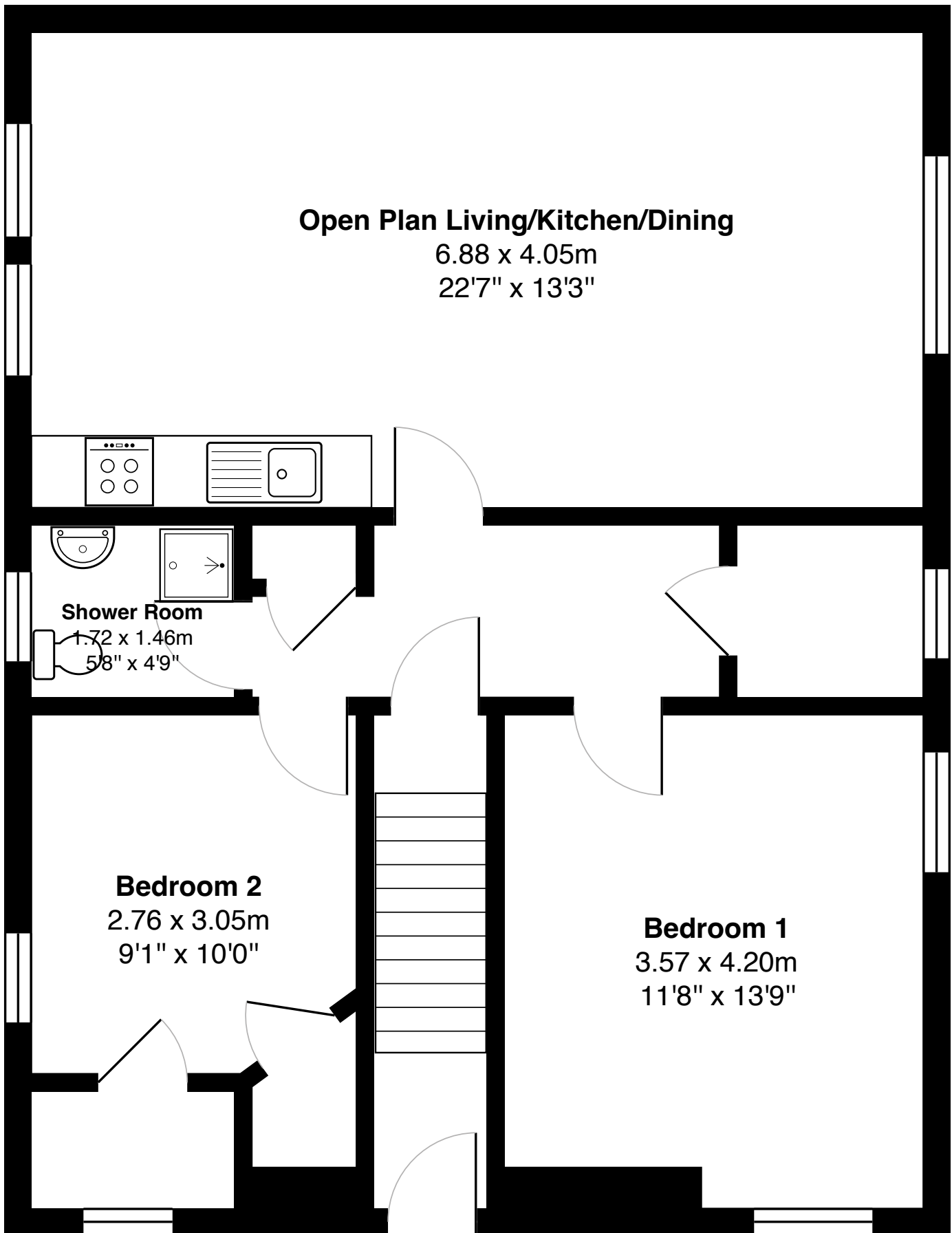


Bedroom 2









Gross internal floor area (m²): 75m²

EPC Rating: C



In addition to this, the property offers the potential to extend to the attic, adding living space with the correct consents, there is a private rear garden which has been well maintained and the home also has double glazed windows and gas central heating, making for a cosy and cost effective home, year round.





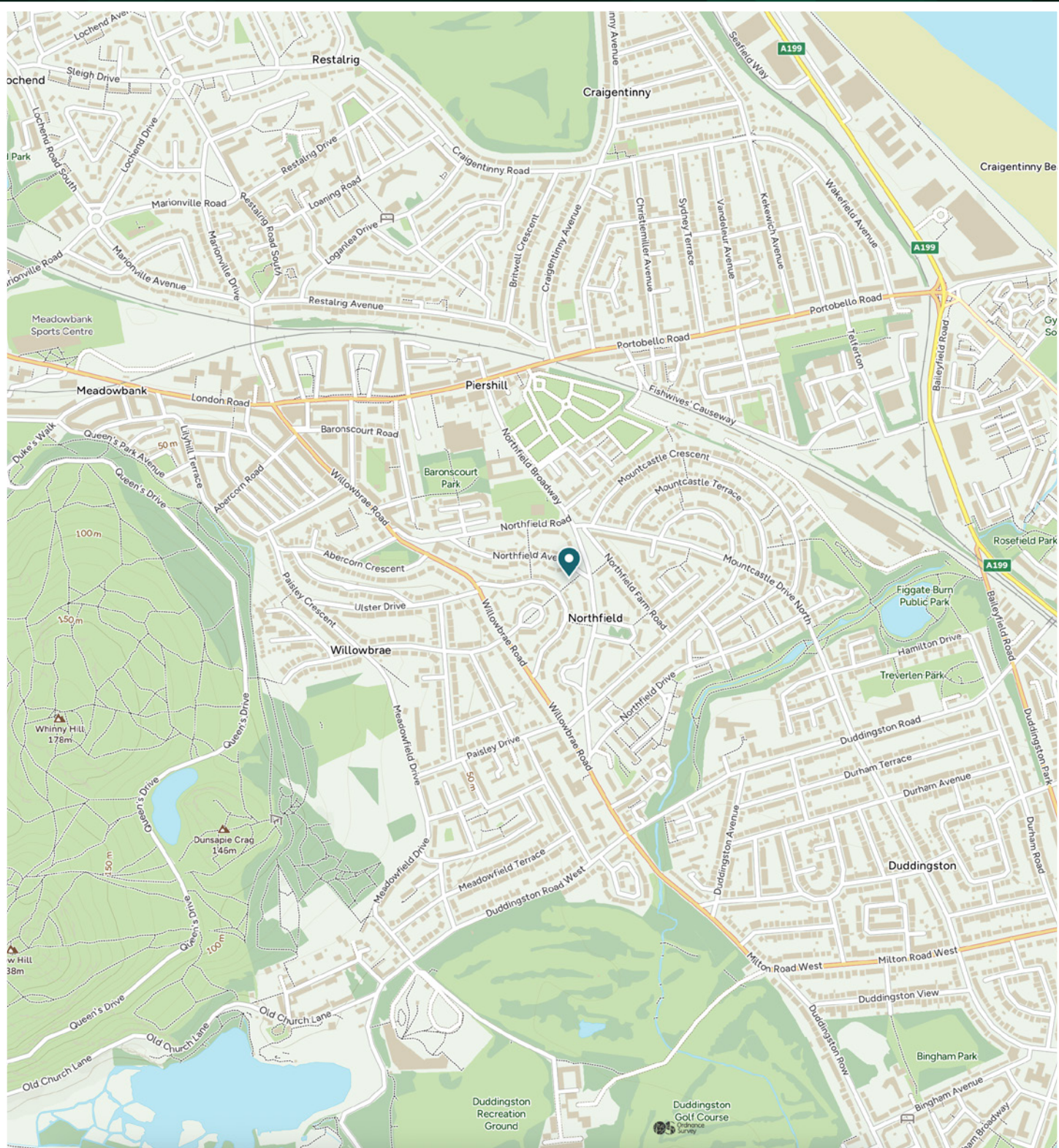


DUDDINGSTON LOCH

This is an extremely convenient location and is situated probably no more than two miles away from the city centre. Using one of the many and frequent bus services that serve the district, the trip into the city centre generally takes no more than a matter of fifteen to twenty minutes. In fact, for the energetic, many parts of the city centre are within walking distance, perhaps via Holyrood Park. The area is well served. Within very easy reach is a very large branch of Morrisons which, on its own, can probably satisfy every possible daily requirement. Throughout the district are a number of small shops as well as banking and post office services. Travelling away from the city centre via Milton Road, Asda, can often be reached in a matter of five minutes. All of this, of course, is to say nothing of the extensive shopping and commercial facilities nearby in Portobello.

Local amenities include the vast expanse of Holyrood Park and Arthur's Seat, the climbing of which is rewarded by panoramic views of the entire region. At the foot of Arthur's seat lies Duddingston Loch Reserve. Just around the corner lies Meadowbank Sports Centre. On the far side of the park, within easy reach, is the Royal Commonwealth Pool.

The Location



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Exchange
Available



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Text and description
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