



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5/6, Northfield Farm Avenue

Northfield, Edinburgh, EH8 7QW

5/6, Northfield Farm Avenue

Set on the second floor of an established development in the city's popular residential area of Northfield, this two-bedroom flat is sure to appeal to a wide demographic, including first-time buyers, couples, young families, rental investors and professionals. The home also features a sunny and spacious reception area, interconnected with a well-appointed, fitted kitchen, and a modern bathroom with an overhead shower and vanity storage. Outside, 5/6, Northfield Farm Avenue offers a private garden area with a shed and covered pergola, communal gardens and on-street parking. Additionally, the property is conveniently located within easy reach of the city centre, schools, transport links, and the beach.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.



Property Summary

- Second-floor flat in Northfield
- Part of an established residential development
- Lovely city views
- Entrance hall
- Sunny living/dining room, open to
- Well-appointed kitchen
- Spacious main bedroom
- Versatile second bedroom
- Bathroom with overhead shower
- Private and shared garden
- Private shed and covered pergola
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £185,000







Sunny living/dining room,
open to a
well-appointed kitchen







Spacious main bedroom,
a versatile second bedroom
and a bathroom with
overhead shower





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dream property!



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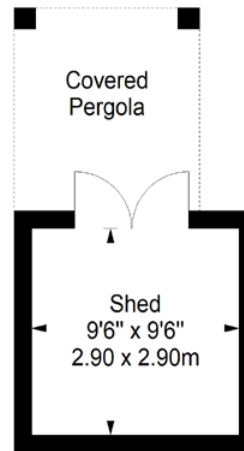
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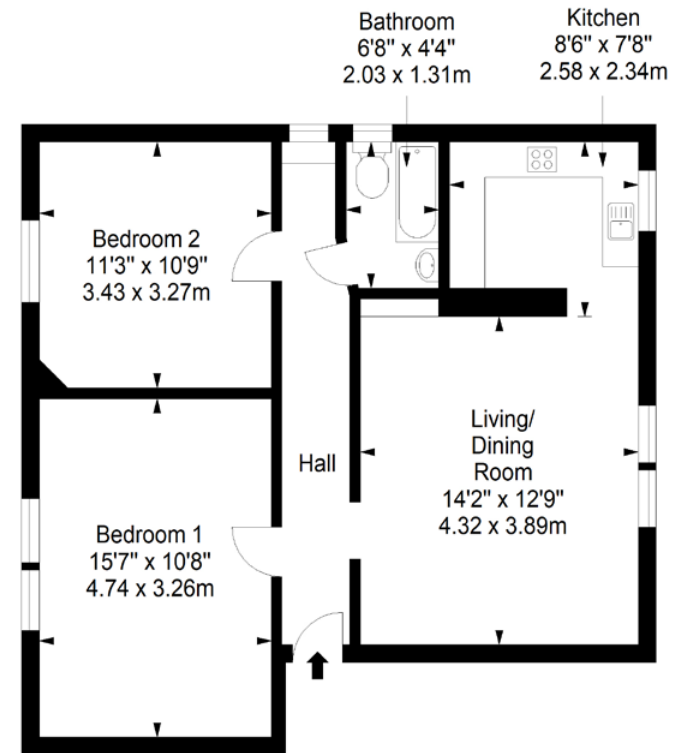
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Shed
Approx. 8.4 sq. metres (90.4 sq. feet)



Second Floor
Approx. 63.5 sq. metres (683.5 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)