



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5/2 Northfield Farm Avenue

Northfield, Edinburgh, EH8 7QW

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Brought to market in move-in condition, this two-bedroom ground-floor flat offers modern interiors that are predominantly decorated in fashionable neutral hues. It boasts a well-stocked kitchen and a stylish bathroom with an overhead rainfall shower. This flat also has the added advantage of a private driveway, as well as neatly kept private and communal gardens. Situated in the heart of Northfield, the home offers easy access to Holyrood Park and Portobello Beach, and is only 20 minutes from Edinburgh city centre whether travelling by car or public transport.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.



Property Summary

- Ground-floor flat in move-in condition
- Prime location in popular Northfield
- Attractive interiors throughout
- Welcoming entrance hall
- Southeast-facing living/dining room
- Bright, well-appointed kitchen
- Two double bedrooms
- Modern three-piece bathroom
- Low-maintenance private front garden
- Well-kept shared rear garden laid to lawn
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £190,000







Bright, well-appointed
kitchen and two double
bedrooms







Low-maintenance private
front garden and a
well-kept shared rear
garden laid to lawn





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dream property!



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CHARTERED FIRM

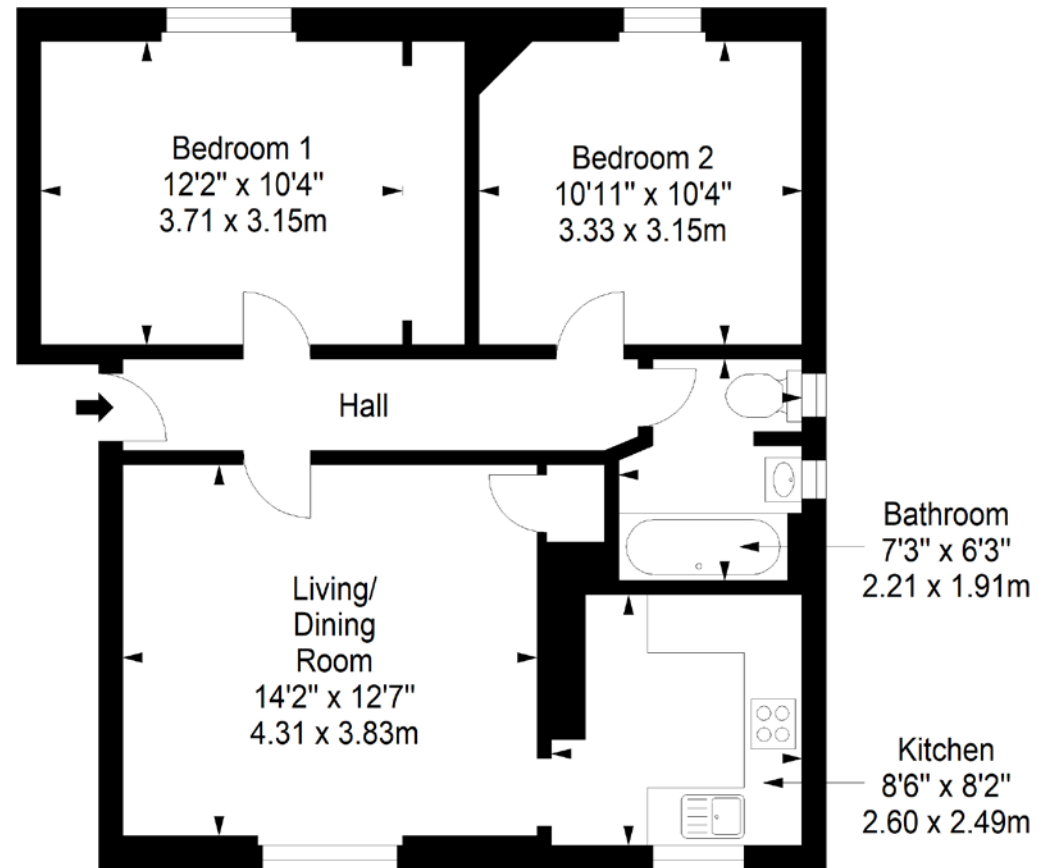
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

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.



Ground Floor
Approx. 61.5 sq. metres (662.0 sq. feet)



Total area: approx. 61.5 sq. metres (662.0 sq. feet)