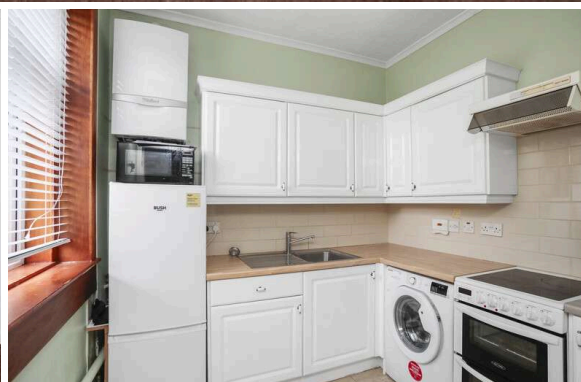




15/1 Northfield Farm Avenue  
NORTHFIELD | EDINBURGH | EH8 7QW

  
**warners**  
solicitors & estate agents





## 15/1 Northfield Farm Avenue,

NORTHFIELD | EDINBURGH | EH8 7QW

Set on a quiet street moments from Portobello beach and Arthur's Seat is this spacious ground floor apartment. Now in need of light modernisation the property boasts a long driveway, garden section and large communal rear garden and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright lounge with large window, a contemporary kitchen with attractive units, two ample sized double bedrooms, (both with built-in wardrobes) and the flat is completed by a bathroom with shower over bath.

- Large ground floor apartment
- Driveway and gardens
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

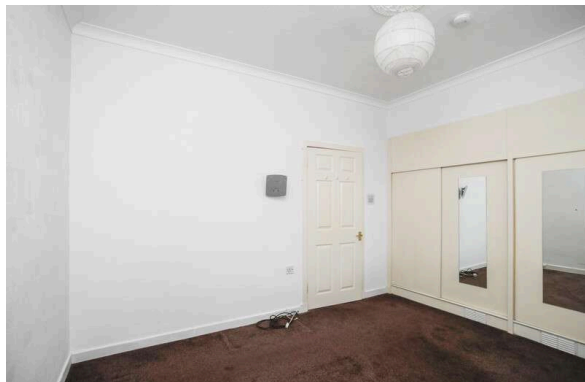
Property can be sold as seen with all items included in the sale. EPC Rating C and Council tax band B.

There are no factoring charges associated with this property.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

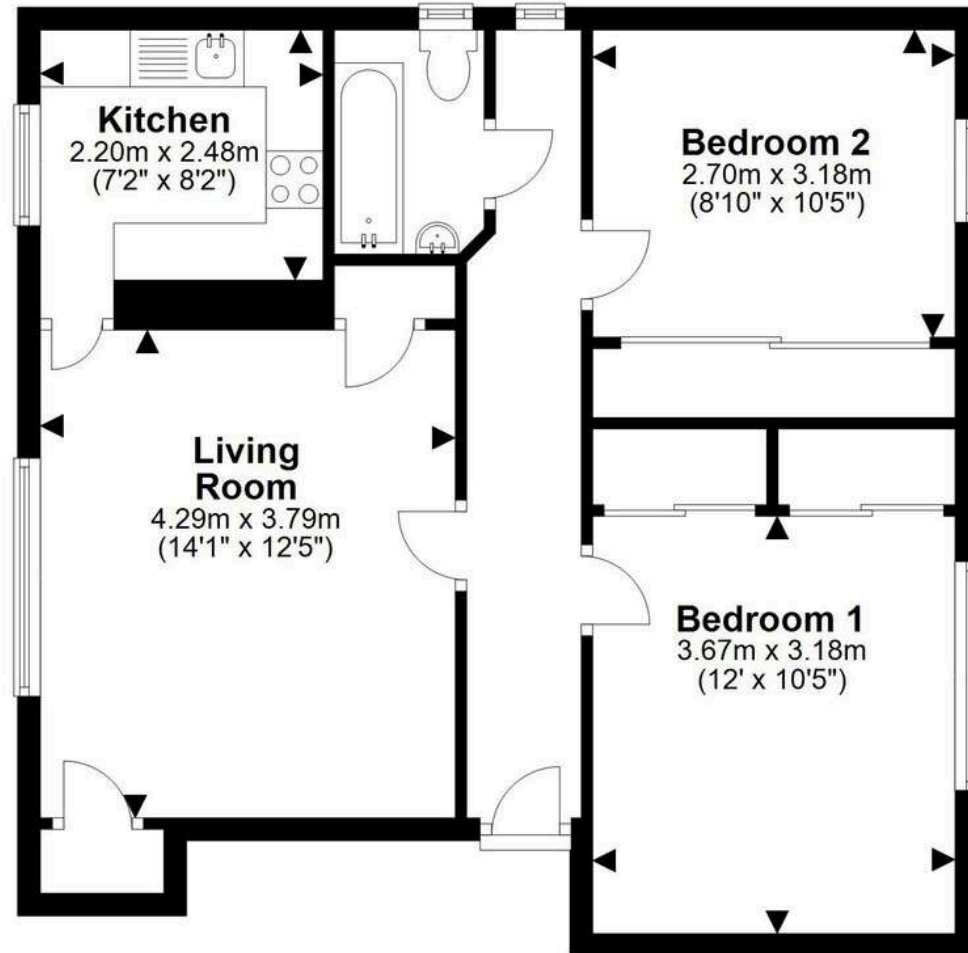
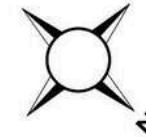


The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the revamped Meadowbank Sports Centre offers sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holyrood Park, with a choice of golf courses including Craigenlinny and Duddingston. An efficient public transport network operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are also within easy reach.





**Bathroom**  
1.95m x 1.32m  
(6'5" x 4'4")



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