



9/3 Northfield Grove  
NORTHFIELD | EDINBURGH | EH8 7RN

  
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Located in the sought-after residential area of Northfield, east of Edinburgh, this charming two-bedroom maisonette offers a perfect blend of comfort, space, and modern living.

Upon entering, a welcoming hallway provides convenient under-stair storage and an additional storage cupboard, ensuring a clutter-free home. The bright and spacious lounge/diner is filled with natural light and features direct access to a private balcony—an ideal spot for relaxing or entertaining. The contemporary kitchen is well-appointed with a range of base and wall units, complemented by two large cupboards for extra storage.

Upstairs, two generously sized double bedrooms each come with built-in storage, offering ample space for restful living. A modern family shower room boasts a stylish walk-in shower, completing the upper level.

Additional benefits include double glazing, gas central heating, and access to a residents' car park.

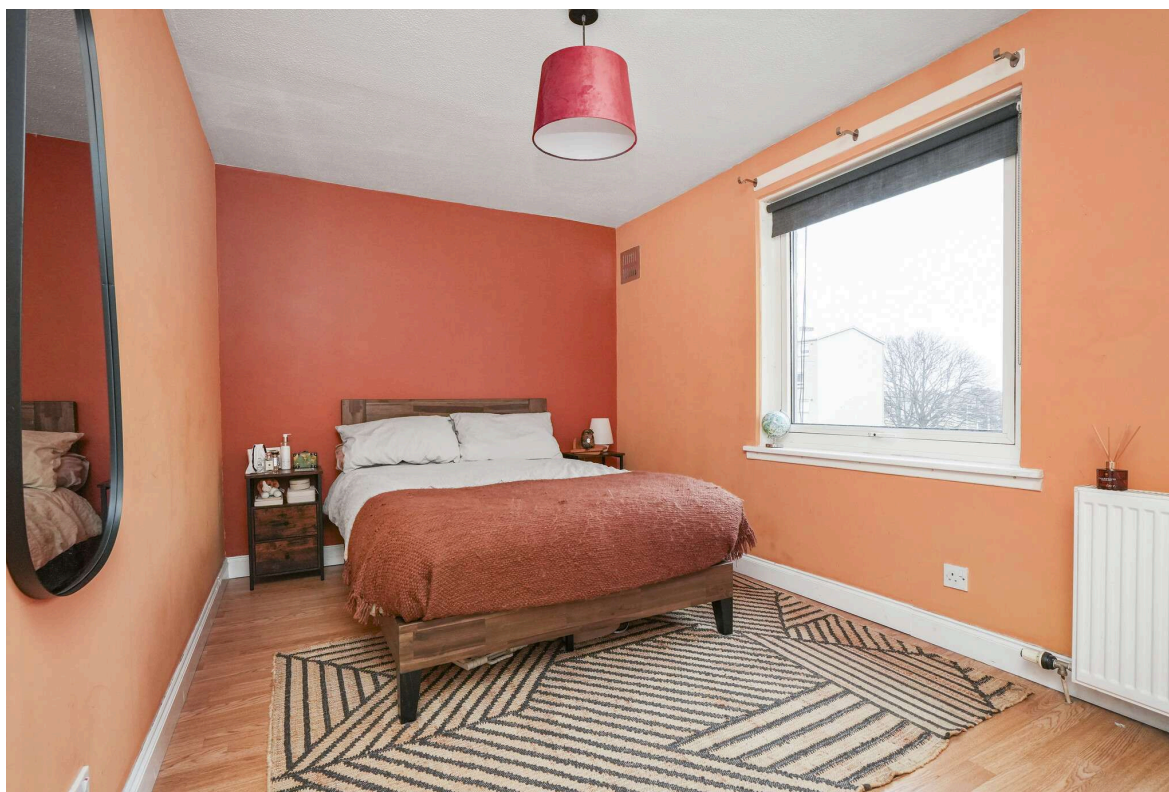
This fantastic home is perfect for first-time buyers, professionals, or those looking for a well-connected Edinburgh location.

- Prime Location – Sought-after Northfield, Edinburgh.
- Spacious Lounge – With private balcony.
- Modern Kitchen & Shower Room – Stylish finishes, ample storage.
- Two Large Double Bedrooms – Both with built-in storage.
- Excellent Storage – Multiple cupboards throughout.
- Comfort & Convenience – Double glazing, gas heating, residents' parking.

EPC D, Council tax B. No Factor

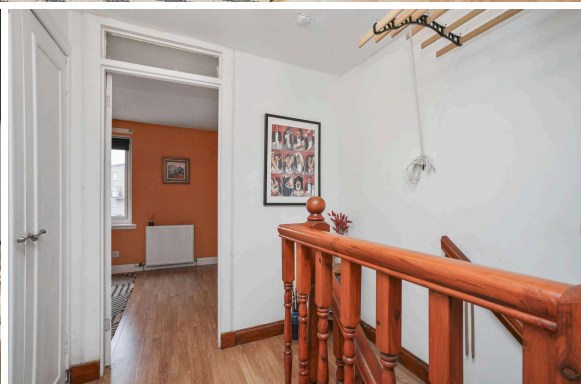
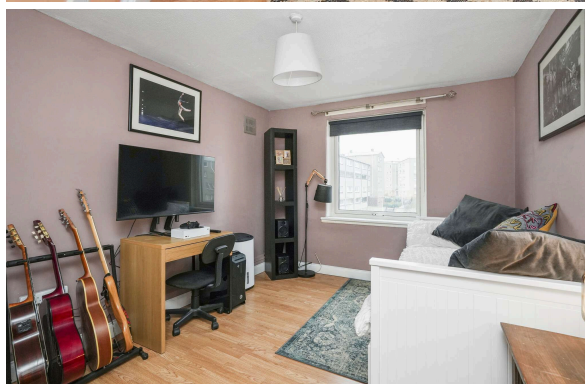
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

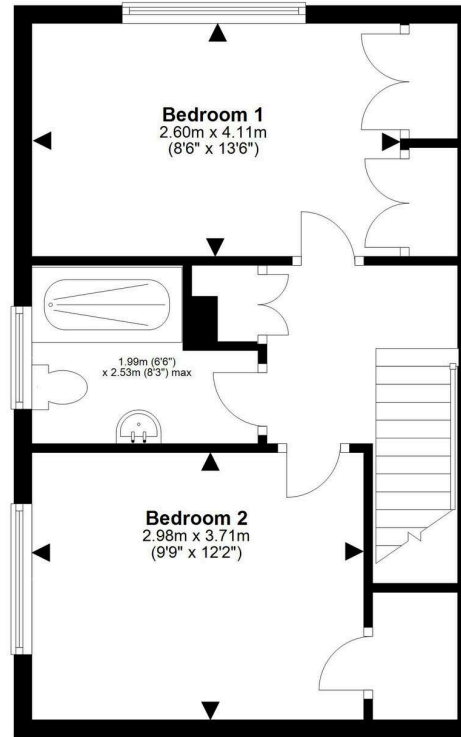




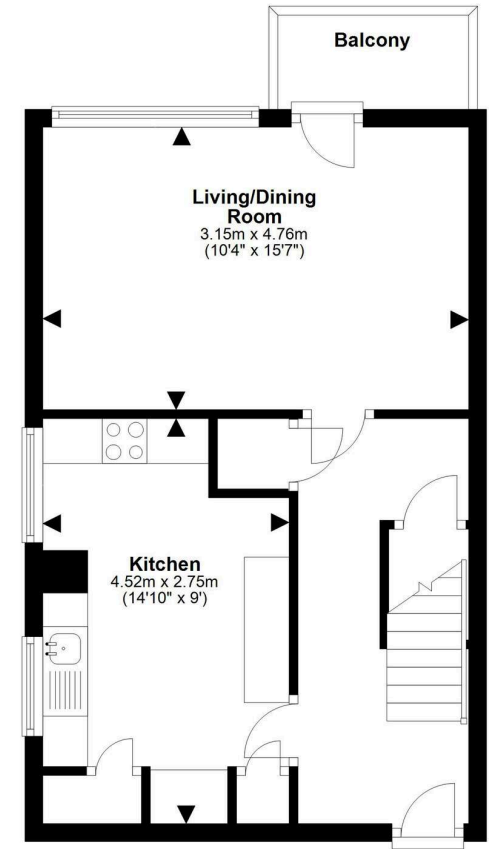
The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the revamped Meadowbank Sports Centre is now open and offers sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holroyd Park, with a choice of golf courses including Craigentiny 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.

Extras included in this sale are fittings, blinds, clothes pulley, oven, fridge/freezer, and dishwasher.





**First Floor**



**Ground Floor**



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.