



78 Northfield Drive
NORTHFIELD | EDINBURGH | EH8 7RF


warners
solicitors & estate agents



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Well presented end of terrace villa, adjacent to Figgateburn (Figgy) Park, set on a quiet lane moments from excellent amenities and quick transport links and boasting private front, rear and extremely generous side gardens, gas central heating, double glazing, solar panels and a separate garage. This property would make an ideal home in a highly sought-after location and comprises of a welcoming entrance vestibule, bright living room with open staircase and under stair storage allowing for an abundance of natural light via a large picture window and fitted dining kitchen with integrated appliances and access to the rear garden. The upper level enjoys two spacious double bedrooms, both with built in wardrobes, and the accommodation is completed by a stylish shower room with dual headed mains shower cubicle. Externally the fully enclosed rear garden has 2x outside power sockets and 1x outside cold tap and is perfect for low maintenance with paving and a summer house, there is a very generous decking area to the side which is perfect for al fresco entertaining and the garage is accessed via a gate to the rear. The garden to the front is laid to lawn with pebbled area.

- End terraced villa on quiet lane
- Close to excellent amenities and open green spaces
- Front, side and rear gardens
- Separate garage and unrestricted on street parking
- Entrance vestibule
- Bright living room with staircase to upper level
- Modern fitted kitchen with access to enclosed rear garden
- Two bedrooms
- Stylish shower room with mains shower cubicle
- Gas central heating
- Double glazing
- 8 x Solar panels
- Garage
- EPC rating Band C
- Council Tax Band D

Extras included in the sale are shutters & blinds; stand alone fridge freezer; toilet mirror / light with Bluetooth connectivity.

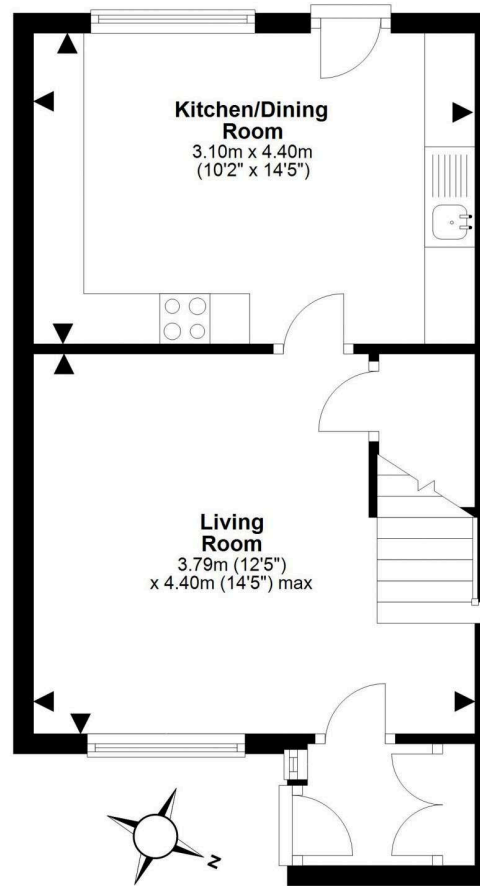
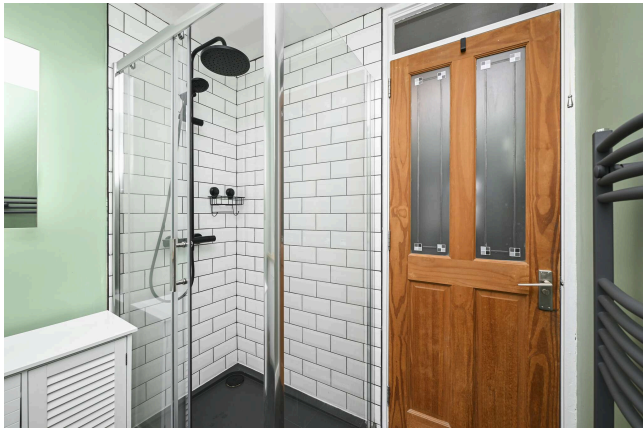
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



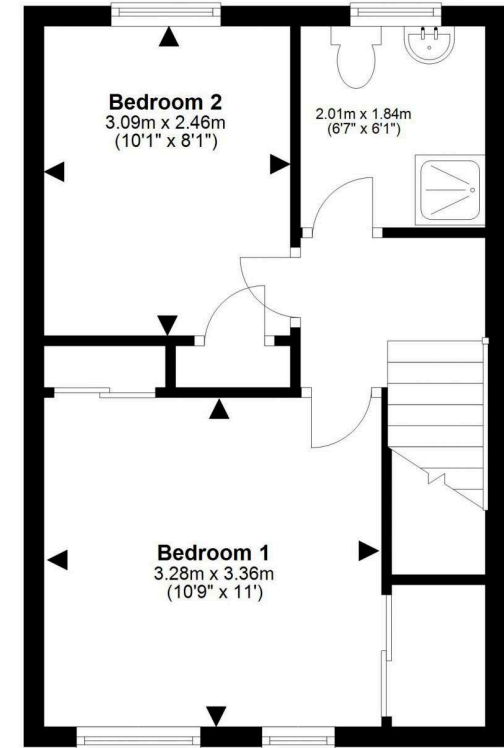
Factor: There is no Factor over the property.

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 the adjacent Figgateburn (Figgy) Park and nearby Holroyd Park, with a choice of golf courses including Craigminty 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.





Ground Floor



First 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.