



3/2 Northfield Drive
NORTHFIELD | EDINBURGH | EH8 7RR


warner's
solicitors & estate agents



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Bright, generous sized ground floor flat boasting attractive modern fittings, forming part of a block surrounded by grassed communal gardens ensuring a pleasant leafy outlook from each room. This is a great location for easy access to great amenities, regular bus routes into the City Centre and other areas.

This is an ideal starter home for a single person or couple looking for spacious, easy access accommodation with excellent storage facilities. Contemporary style features include on-trend matt navy units in the kitchen, where you'll find space for eating, and a bathroom fitted out with a modern suite, electric shower and contrasting tiled surround. See below for further highlights of the property.

- Hallway with cupboard storage
- Living room
- Stylish breakfasting kitchen
- Principal double bedroom offering excellent storage
- Second double bedroom, also with built-in storage
- Modern bathroom with electric shower
- Gas central heating
- Double glazing
- Security entryphone system
- Well kept shared gardens surrounding block
- Free on-street parking
- Easy access to bus services and City Centre

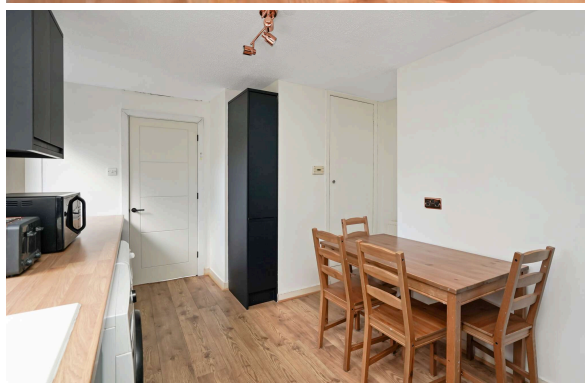
Energy Rating C. Council Tax band B.

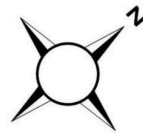
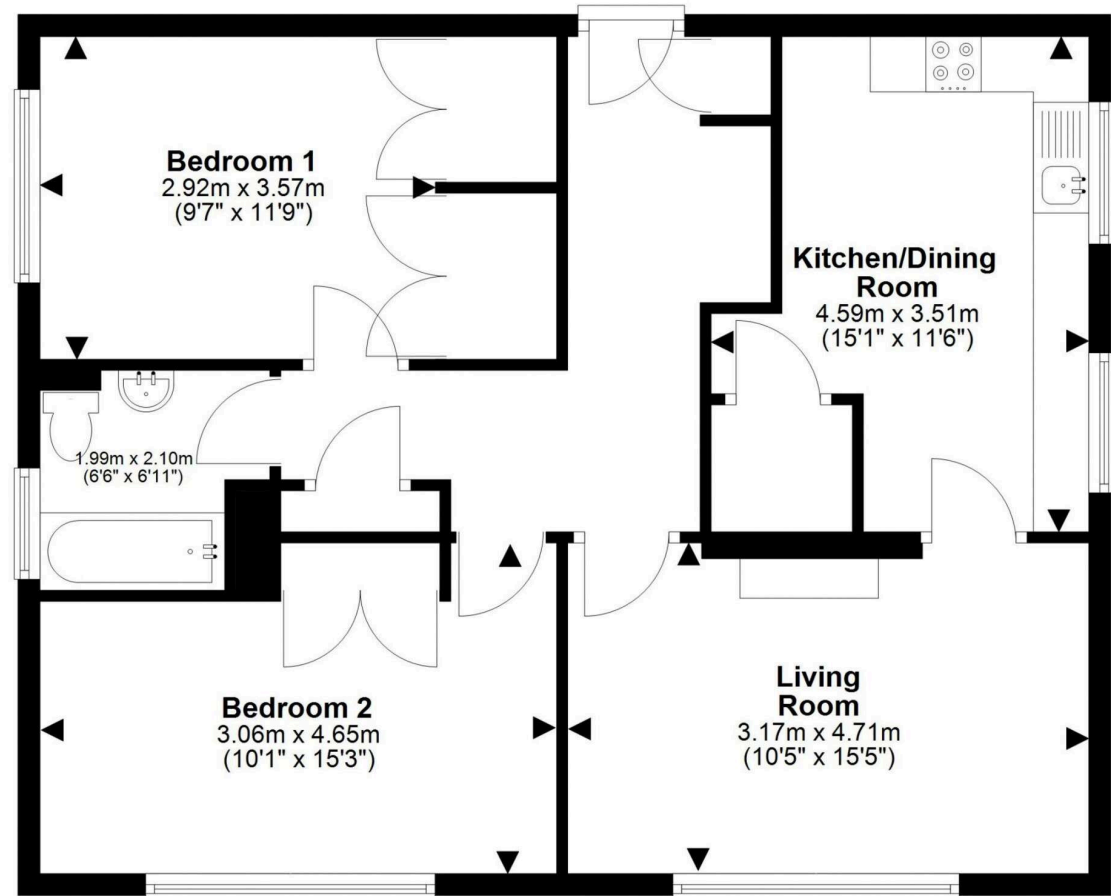
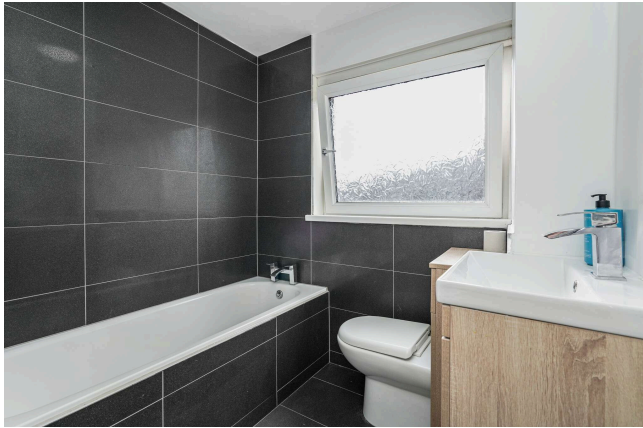
Included in the sale will be the curtains and blinds. Kitchen appliances are available by separate negotiation.

PRICE & VIEWING: Please refer to our website, 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 and 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 Holroyd Park, with a choice of golf courses including Craighentilly 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.





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

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