



23/1 Northfield Drive
NORTHFIELD | EDINBURGH | EH8 7RJ

warners
solicitors & estate agents



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Nestled on a quiet tree lined street, moments from Portobello beach, Arthur's Seat and the city centre is this spacious ground floor apartment. Boasting a balcony and a well-kept communal garden, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample storage cupboards, a bright lounge with a balcony, a fitted kitchen, a large double bedroom, with built-in wardrobe and the flat is completed by a bathroom with shower over bath.

- Ground floor apartment on quiet tree lined street
- Close to Portobello beach and Arthur's Seat
- Quick bus and car links into the city centre
- Welcoming hallway with ample storage cupboards
- Bright lounge with balcony off
- Fitted kitchen
- Large bedroom with built-in wardrobe
- Bathroom with shower over bath
- Well-kept communal garden

Energy rating C, Council tax band A.

There is no factor associated with this property.

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

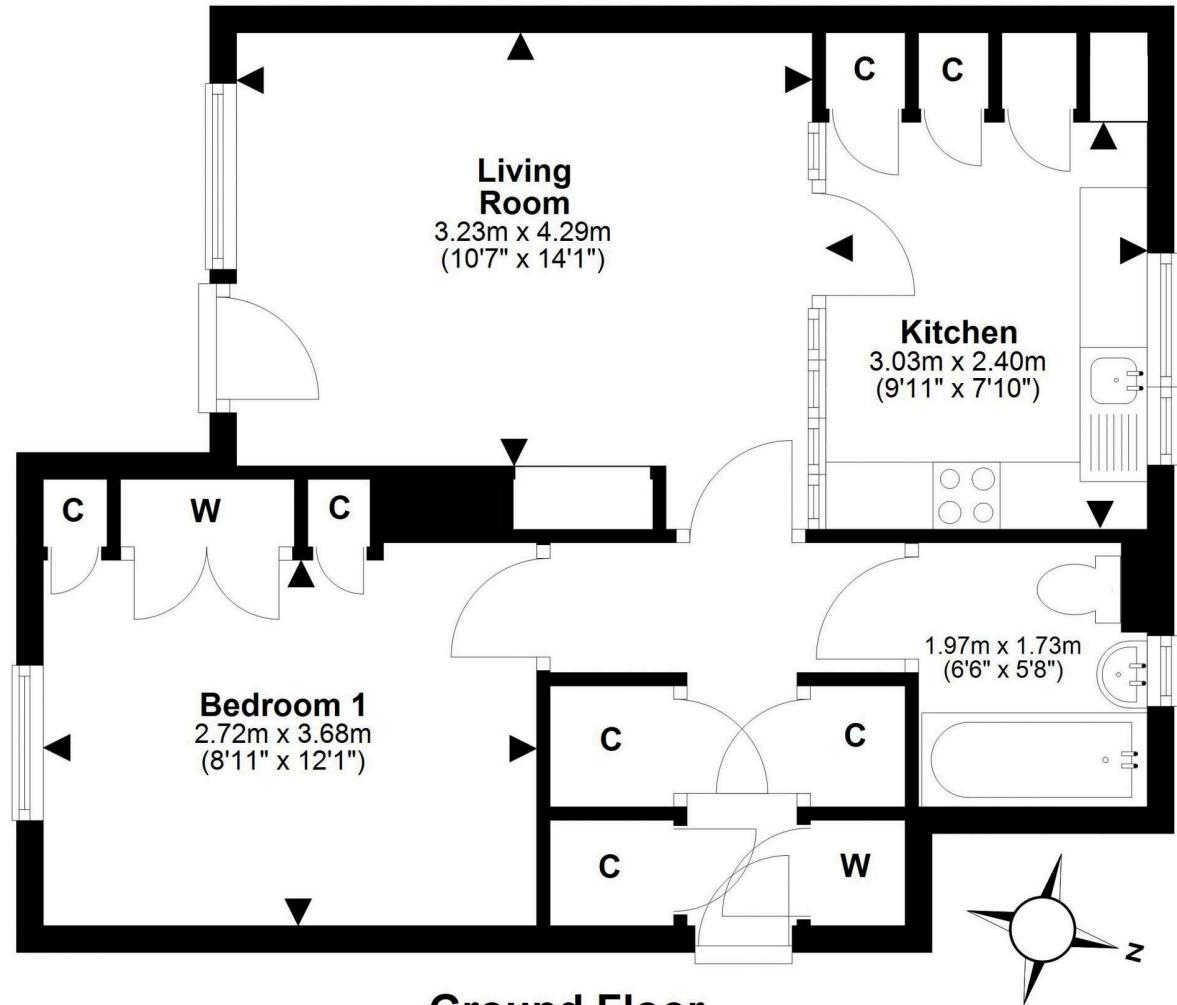




The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations 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 Holyrood Park, with a choice of golf courses including Craigentinny 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 will be the fridge, oven, curtains in living room/bedroom, blinds in kitchen.

Any other items can also be available in the sale.



Ground Floor

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.