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47 Northfield Farm Avenue,

Edinburgh, EH8 7QY



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FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 3-bedroom first floor flat located within the popular Northfield area, this property offers the ideal base for those looking to live outside the bustling city centre, whilst remaining within easy commuting distance. It also affords easy access to Portobello Beach, making it a desirable location for families. The accommodation briefly comprises a welcoming entrance hall, a spacious living room, a modern fitted kitchen with integrated electric oven, hob, hood and microwave, three double bedrooms and a contemporary bathroom with white suite with mains operated shower over the bath with glass screen. The property further benefits gas central heating, double glazing, good storage facilities, a private rear garden, outbuilding and on street parking is available to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property on offer.

Location

Roughly two miles from Edinburgh city centre, Northfield is a popular residential area with excellent local amenities that are further supplemented by the wealth of local shops, cafes, pubs, and takeaways in neighbouring Portobello. The area is served by a supermarket with more extensive shopping facilities at nearby Meadowbank Shopping and Fort Kinnaird retail parks, where there is a selection of popular high-street stores, eateries, and supermarkets. Northfield is well placed for enjoying some of Edinburgh's finest outdoor locations, situated within walking distance of Portobello Beach and Holyrood Park, home to the iconic Arthur's Seat. For indoor exercise, Meadowbank Sports Centre has recently reopened after significant refurbishment. The area is served by fantastic public transport links, with regular buses running day and night, providing a swift connection to the heart of the capital. Furthermore, it also offers convenient access to the A1 and the city bypass, allowing quick and easy travel to Edinburgh International Airport and to the M8/M9 motorway network for journeys across the central belt and beyond. The property is in the catchment area for well-regarded primary and secondary schooling.

Extras

All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private rear garden
- Outbuilding
- On-street parking
- EPC rating - D
- Council Tax Band – D
- Tenure - Freehold





