



Northfield

48 Northfield Farm Avenue
EH8 7QN



Upper Flat

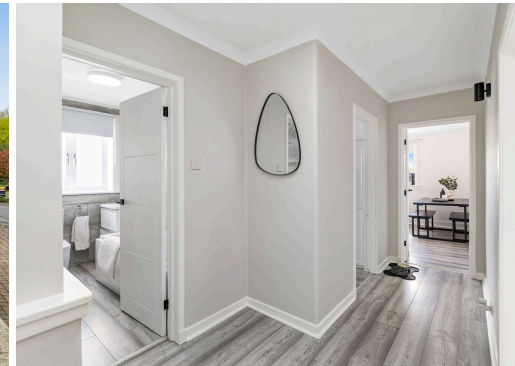
OFFERS OVER £235,000

- Entrance vestibule
- Hallway
- Bright living room
- Galley kitchen
- 3 bedrooms
- Modern bathroom

- Gas central heating
- Double glazing
- Private enclosed rear garden
- Summerhouse
- Unrestricted on street parking
- Good transport links
- Excellent storage
- Upgraded by current owners



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 3 bedroomed upper flat situated within the popular Northfield area to the east of the City Centre. Many recreational facilities can be found within easy reach and include a choice of golf courses, Queens Park, Portobello beach and Promenade. A choice of schooling can also be found locally from Primary to Secondary level and an excellent choice of public transport with frequent express buses into the city centre, and routes to the surrounding area. Shopping facilities can be found locally with further shopping available at nearby Portobello, and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants.

Recently upgraded by the current owners the property is accessed via a private main door. The entrance vestibule has stairs that take you to the hallway which enjoys natural light from a skylight and has the rest of the accommodation off. To the rear of the flat is a spacious living room. A stylish kitchen is situated to the side and features base and wall units, built in cupboard, an integrated oven with gas hob, freestanding fridge freezer and a washing machine. The main double bedroom is rear facing and has large freestanding wardrobes which are included in the sale. Two further double bedrooms are situated to the front and both benefit from built in cupboards. Completing the accommodation is a side facing modern bathroom with tiled walls, bath with overhead mains powered shower, WC, wash hand basin within a vanity unit, and a heated towel rail.

The property has an enclosed private garden to the rear with a lawn area, shed, and a large summer house, and would be an ideal working or hosting space in warmer months. Additional benefits include gas central heating, double glazing and unrestricted on street parking.

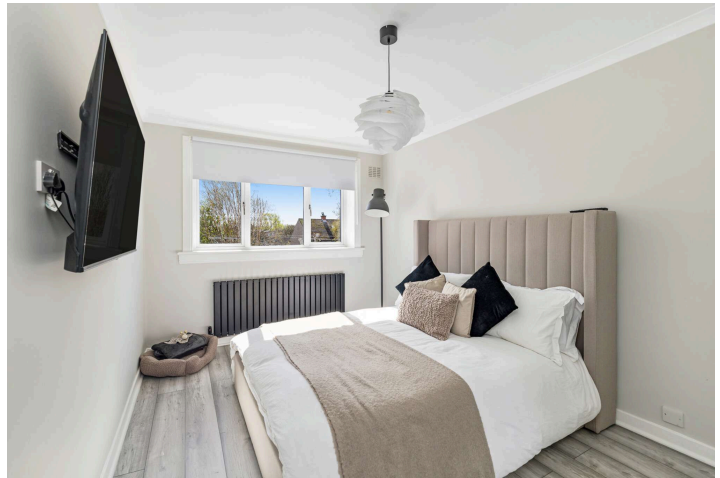
Recent upgrades by the current owners include new fuse box and sockets, new internal doors, new radiator in bedroom, redecoration in the stair, hall and bedrooms, new fencing in the garden and doors for the summerhouse.

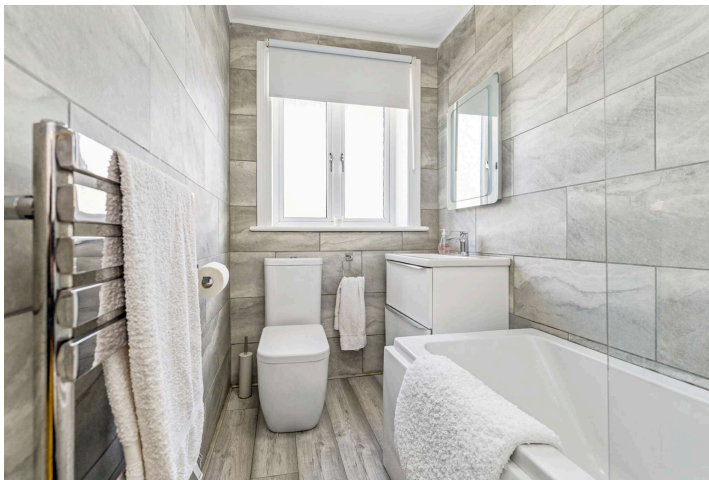
EXTRAS

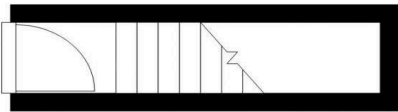
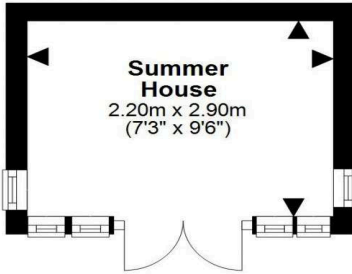
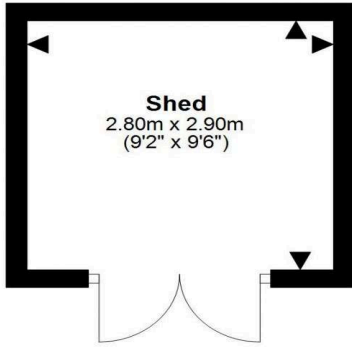
All aforementioned white goods, curtains/ blinds, light fittings garden sheds and summer house to be included in the sale (no warranties to be given).

OFFERS

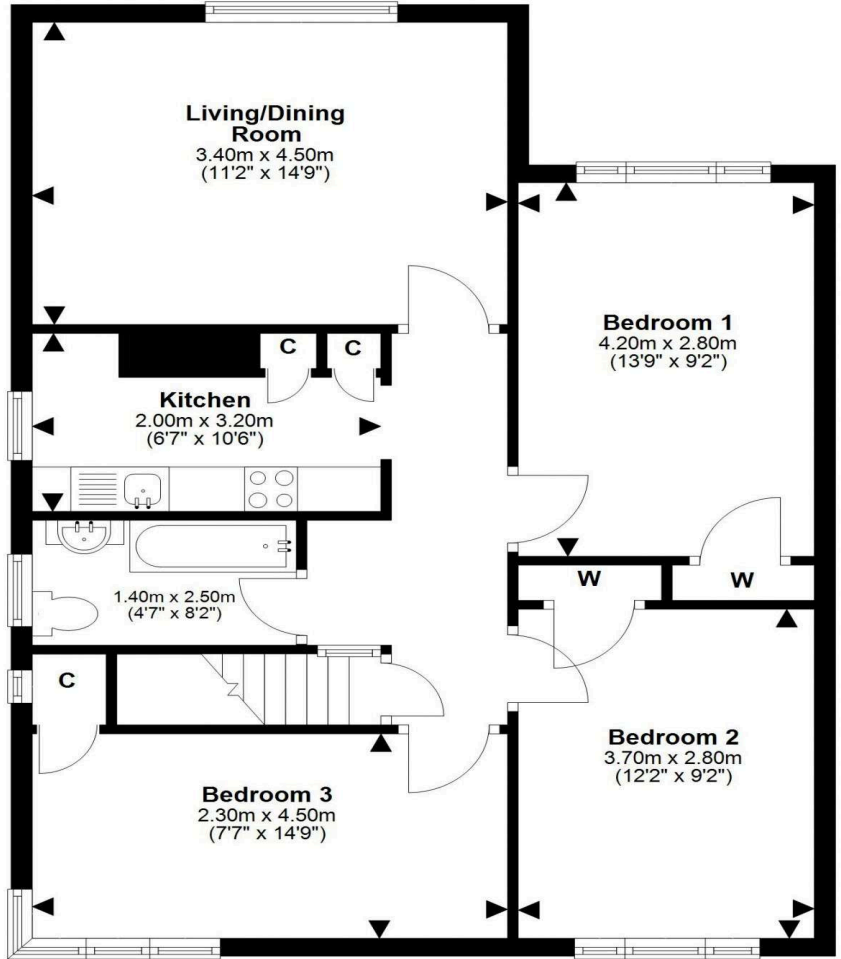
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First 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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

