

OFFERS OVER £160,000

18/7 Northfield Drive  
Edinburgh, EH8 7RP

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Solicitors & Estate Agents



- Spacious 3 bed maisonette flat
- Bright living room & separate kitchen
- 3 good sized double bedrooms and shower room
- Double glazing
- Shared garden space
- Close to amenities and well served public transport links
- EPC D

### Description

Situated in the popular residential area of Northfield, this spacious three-bedroom maisonette offers bright and well-proportioned accommodation over two levels, making it an ideal purchase for first-time buyers, growing families or buy-to-let investors.

The accommodation comprises a welcoming entrance hall leading to a generous living room, providing an excellent space to relax or entertain. The fitted kitchen offers a good range of base and wall-mounted units with ample worktop space, creating a practical setting for everyday living. The property has been freshly enhanced with new carpets and vinyl flooring throughout, together with new internal doors, creating a modern and move-in-ready home.

On the upper level are three well-proportioned bedrooms, all benefiting from excellent natural light, together with a modern shower room. The property also enjoys excellent built-in storage throughout, enhancing its practicality.





### Grounds and Parking

The flat benefits from communal garden space.

### Location

Northfield is a well-established residential area with a wide range of local amenities, including shops, supermarkets, cafés, schools and leisure facilities. Excellent public transport links provide easy access to Edinburgh City Centre, while the nearby A1 and City Bypass make commuting further afield straightforward. Portobello Beach, Holyrood Park and Arthur's Seat are all within easy reach, offering an abundance of outdoor and recreational opportunities.

### Extras

The sale price includes all fitted carpets, floor coverings and white goods (no warranty provided).

### Home Report

The property has been valued by surveyors at £170,000 and a link to the Home Report is available direct from the ESPC website.

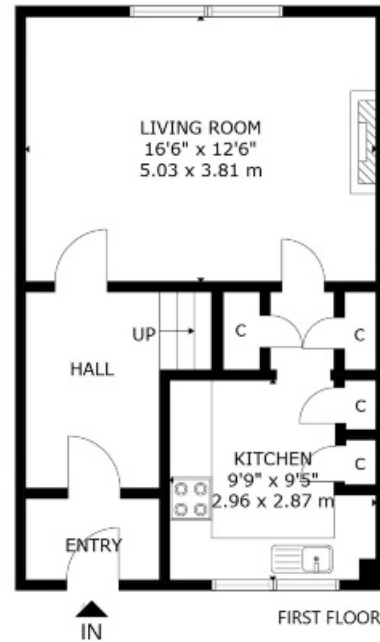
### Council Tax & EPC

The property lies in a council tax band B and has a D rated EPC

### Viewing

Telephone Agents 0131 229 3399.





18/7 NORTHFIELD DRIVE, EDINBURGH, EH8 7RP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 941 SQ FT / 88 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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