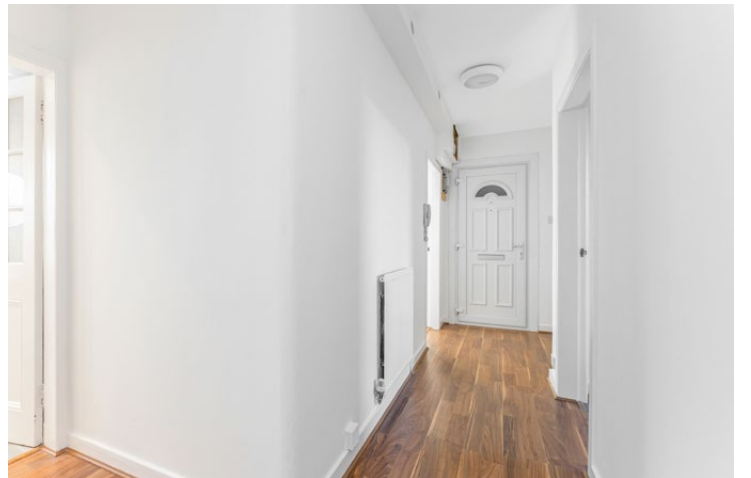


KILGOUR

PROPERTY



11/3 Northfield Road, Edinburgh, EH8 7PW





- Living Room
- Kitchen/Diner
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Garden
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

Situated in the popular residential area of Northfield, this bright and spacious two-bedroom first floor flat offers an excellent opportunity for first-time buyers, professionals, or investors alike.

The accommodation comprises a welcoming entrance hallway, a generous lounge filled with natural light, a well-equipped kitchen with ample storage and workspace, two well-proportioned double bedrooms, and a modern bathroom. The property benefits from gas central heating, double glazing, and excellent storage throughout. Externally, residents can enjoy access to the communal garden and convenient on-street parking.

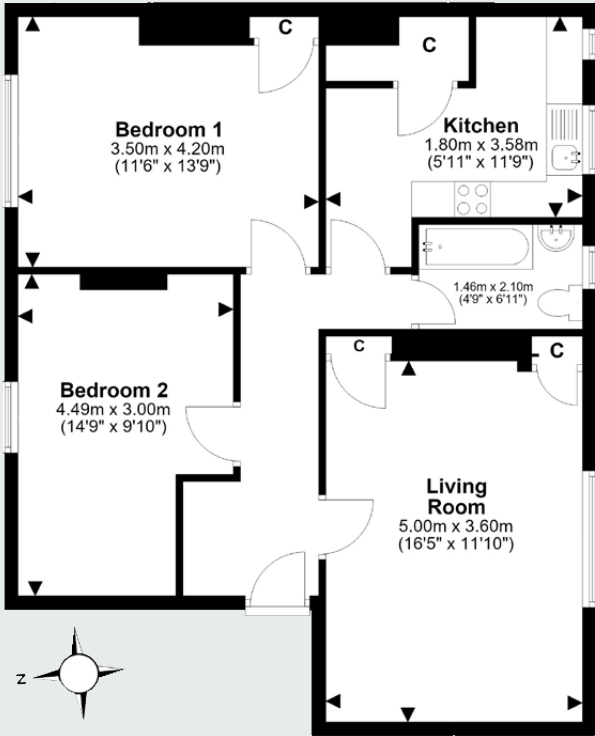
Location

Northfield is a highly regarded residential area situated to the east of Edinburgh city centre, the area offers a blend of traditional homes, landscaped streets and a strong sense of community.

The area is particularly popular with families and professionals thanks to its excellent local amenities, reputable schooling and convenient transport links. Residents benefit from easy access to a range of everyday shopping facilities, supermarkets, cafés and leisure amenities, while nearby Portobello provides a vibrant seaside atmosphere with its beach, promenade and independent eateries.

Northfield is well placed for enjoying some of Edinburgh's most admired green spaces, including Holyrood Park, Arthur's Seat and Duddingston Loch, offering fantastic opportunities for walking, cycling and outdoor recreation. Regular bus services provide swift connections to the city centre, Edinburgh's business districts and surrounding areas, making Northfield an ideal location for commuters.





Living Room	16'5 x 11'10	5.00m x 3.60m
Kitchen	5'11 x 11'9	1.80m x 3.58m
Bedroom 1	11'6 x 13'9	3.50m x 4.20m
Bedroom 2	14'9 x 9'10	4.49m x 3.00m
Bathroom	4'9 x 6'11	1.46m x 2.10m





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