NEILSONS

Solicitors & Estate Agents

Offers Over

£155,000

14/6 Northfield Farm Road

Northfield | Edinburgh | EH8 7QR

A fantastic opportunity has arisen to purchase this spacious, two bedroom second/top floor flat forming part of the popular Northfield district. Boasting off-street parking and sizeable private gardens whilst being situated close to superb amenities and transport links, the property will undoubtedly suit a variety of purchasers including first-time buyers, professionals, and buy-to-let investors.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Private Garden
- EPC Rating – C
- Council Tax Band - B

Description

The accommodation briefly comprises a welcoming hallway leading to a bright and spacious twin-windowed reception room, complete with an electric fireplace and a useful storage cupboard. The fitted kitchen is well-equipped with a range of base and wall-mounted units, providing ample storage and workspace. The generous principal bedroom benefits from fitted wardrobes, while the second well-proportioned double bedroom also features fitted wardrobes. A shower room completes the accommodation. Further benefits include gas central heating, with a new boiler and heating system installed in 2020, and double glazing throughout.

Extras

All fitted floor coverings will be included in the sale together with the cooker, integrated fridge and washing machine.

Gardens & Parking

The property benefits from fantastic private garden space for residents to enjoy and make their own. There is also a communal drying green. For the car owner, there is on-street parking to the front and surrounding area.

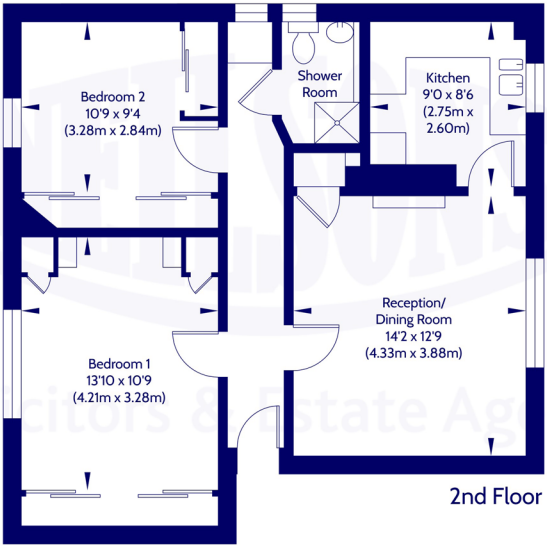
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Northfield Farm Road Gardens forms part of a sought after residential area, lying approximately 2 miles east of the City Centre. The area is served with local shops serving everyday needs with a Morrisons supermarket just a short drive away. A 24hour Asda superstore is located at the nearby Jewel district of the city with the Fort Kinnaird Retail Park housing a host of high street shops and services, including a multiscreen cinema, Pure gym and many bistros and restaurants. For recreational facilities, the delightful open space of Arthur's Seat and Holyrood Park are on hand together with Figgate Park, Duddingston Loch with Portobello beach and promenade all within close proximity, provided delightful walks and leisure pursuits. The property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The A1 and the City of Edinburgh by-pass provides links to all major motorway networks including Edinburgh International Airport. Well regarded educational facilities in the area range from nursery to secondary schooling.

Approx. Gross Internal Floor Area 64 Sq M / 693 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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