



53 Northfield Farm Avenue

Northfield, Edinburgh, EH8 7QY



VMH ESTATE AGENTS



Beautifully presented main door upper flat with private garden

- Spacious sitting/dining room
- Modern kitchen
- 3 double bedrooms
- Family bathroom with white suite
- Excellent storage throughout
- Popular & convenient location
- Fully enclosed rear garden
- On-street parking
- Double glazing
- Gas central heating, new boiler 2022



Offers Over:

£TBC



Further information can be found in the home report.

About the Property

Beautifully presented 3 bedroom upper, main door apartment with delightful private rear garden, located in the popular area of Northfield near Duddingston close to fantastic local amenities and transport links.

The accommodation is well proportioned throughout, is presented in excellent order and offers ample storage provision.

Externally there is delightful, fully enclosed rear garden and ample on-street parking.

Extras

All fitted floor coverings, blinds, light fittings, integrated - gas hob, oven, extractor and fridge, along with free-standing freezer, washing machine and garden shed are included in the sale price. No warranties or guarantees will be given in relation to appliances.





📍 Location

The property is located in the popular area of Northfield, which lies a short distance to the east of the city centre.

Within the vicinity there is an excellent range of amenities with further shopping available at Meadowbank Retail Park and Fort Kinnaird Retail Park.

The open spaces of Arthur's Seat and Holyrood Park are close by along with Figgate Park, Duddingston Loch and Portobello Beach.

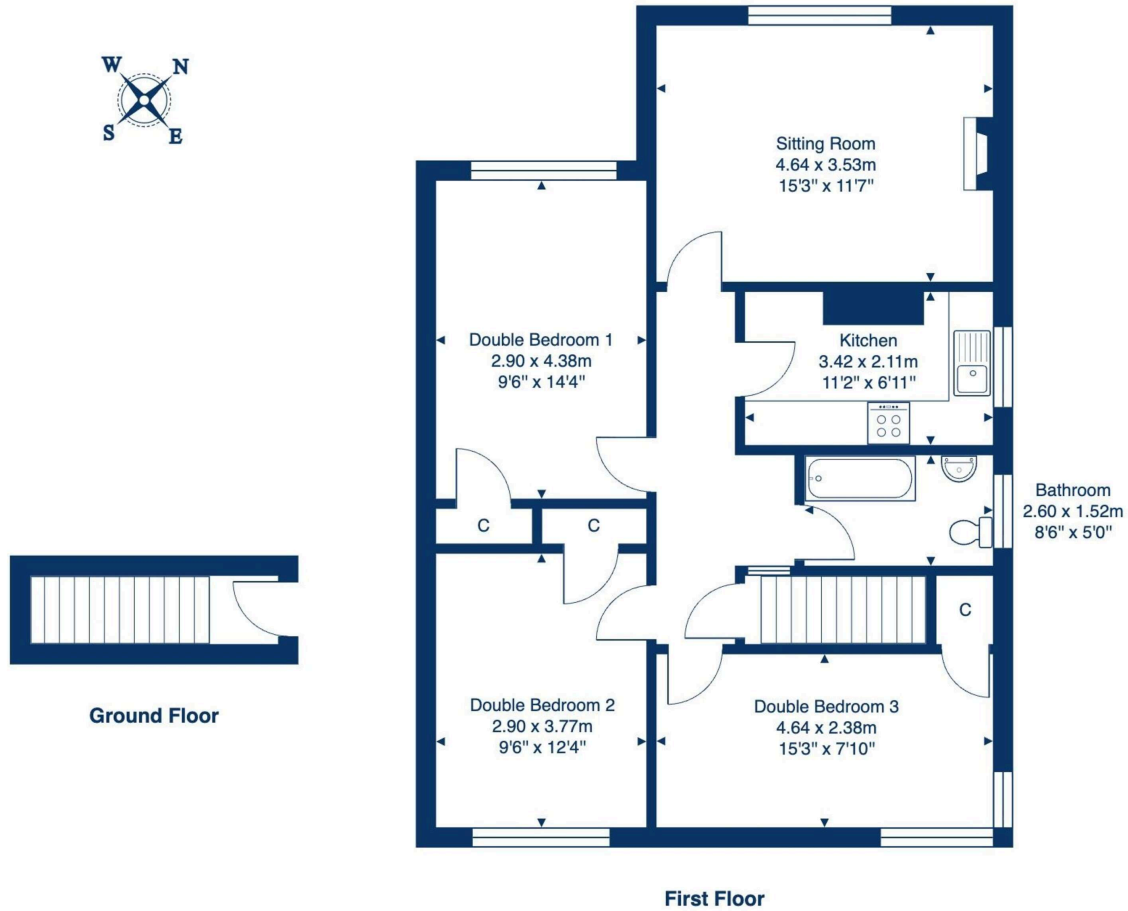
Regular bus services run to and from Edinburgh city centre and there are good links to all major motorway networks via the A1 and Edinburgh City Bypass.





Floor Plan

53 Northfield Farm Avenue, Edinburgh, EH8 7QY



Total Area: 81.4 m² ... 876 ft²

All measurements are approximate and for display purposes only.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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