



Solicitors & Estate Agents



Offers Over

£225,000

55 Northfield Avenue

Northfield | Edinburgh | EH8 7PS

This attractive, beautifully presented main door upper villa with well-maintained private gardens is pleasantly situated within a popular residential area close to excellent local amenities and transport links. In move-in condition this property would undoubtedly suit professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation briefly comprises an entrance vestibule with staircase leading to the upper floor, a welcoming hallway with useful built-in storage, a bright and spacious reception room featuring an attractive gas fireplace, and a stylish contemporary fitted kitchen complete with appliances. There are two well-proportioned double bedrooms, including a dual-aspect principal bedroom, together with a generous storage area that also offers an ideal space for a home office, benefiting from a window for natural light. A modern shower room completes the accommodation.

Further benefits include gas central heating, double glazing throughout, and a partially floored attic with a Ramsay-style ladder, providing excellent additional storage.



Extras

All fitted floor coverings will be included in the sale together with the cooker, integrated fridge, integrated freezer and washing machine. The wardrobe in the principal bedroom will also be included in the sale.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn with a beautiful summerhouse, creating the ideal environment to enjoy outside dining/relaxing. To the front and side lies well maintained garden grounds with shed. For the car user there is ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).



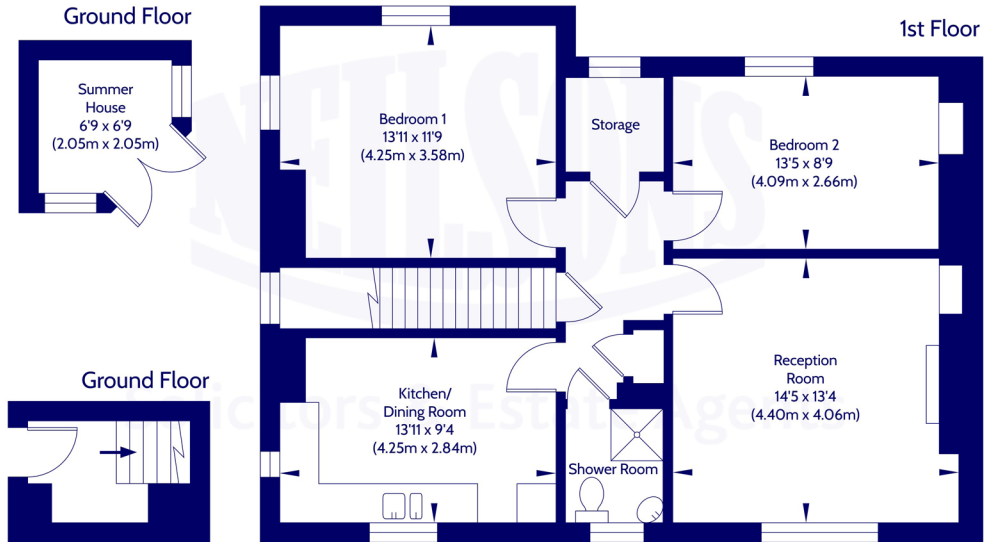


Location

Northfield 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 multi-screen 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 and the delightful Duddingston Loch as well as Portobello beach. 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 provide 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 78 Sq M / 846 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.



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