



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 44/5 Northfield Drive

Edinburgh EH8 7RH



# 44/5 Northfield Drive

Positioned on the first and second floor of a stand alone block, this two bedroom maisonette sits next to pretty Figgate Park. The generously proportioned property is beautifully presented, in ready to move-in condition.

On the first floor the front door opens directly into an airy hallway with stairs leading up to the bedrooms. A generous area under the stairs makes a great work space. Directly ahead is the lounge where a patio door opens onto a small west facing balcony. A doorway from the lounge leads to a stylish and spacious kitchen/diner which has additional access directly from the hall. Chic white cabinets contrast with warm yellow walls. Two south-facing windows flood the space with natural light and enjoy a leafy aspect towards the park.

Upstairs are two well-proportioned double bedrooms, both feature excellent built-in storage and share a stylish three-piece bathroom, with over-bath shower, wall-mounted basin and chrome ladder radiator.

## Property Summary

- Tranquil setting next to Figgate Park
- First floor maisonette flat
- Lounge
- Spacious kitchen/diner
- Two double bedrooms with built-in storage
- Stylish three-piece bathroom
- West-facing balcony
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - B



Home Report Value - £170,000









Lovely  
maisonette  
flat, next to  
Figgate Park







BALCONY



FRONT



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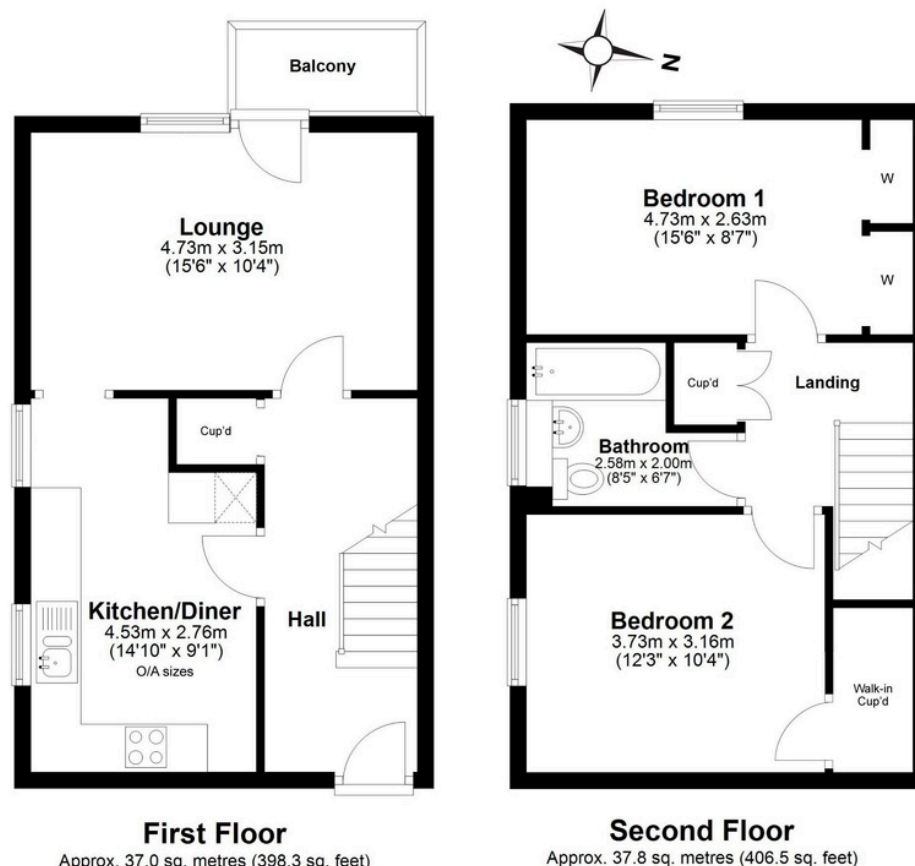


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 74.8 sq. metres (804.8 sq. feet)

## Location



Northfield is a popular and well established residential area, east of the city centre. Close to a number of open spaces, including the award winning Figgate Park, Holyrood Park, the beach and promenade at Portobello, as well as the charming Duddingston Village and Duddingston Loch. A good range of local amenities are available within the area, along with Meadowbank Retail Park, a Morrisons and Asda store. More extensive shopping is found at Fort Kinnaird, which includes a Marks & Spencer and Odeon Cinema. A good selection of schooling is available, primary's include the Royal High and Duddingston and secondary's include; Holyrood or Portobello. Good transport links into the city centre by way of a regular bus service and the A1 and city by pass can be easily reached by car.