

campbell  
smith

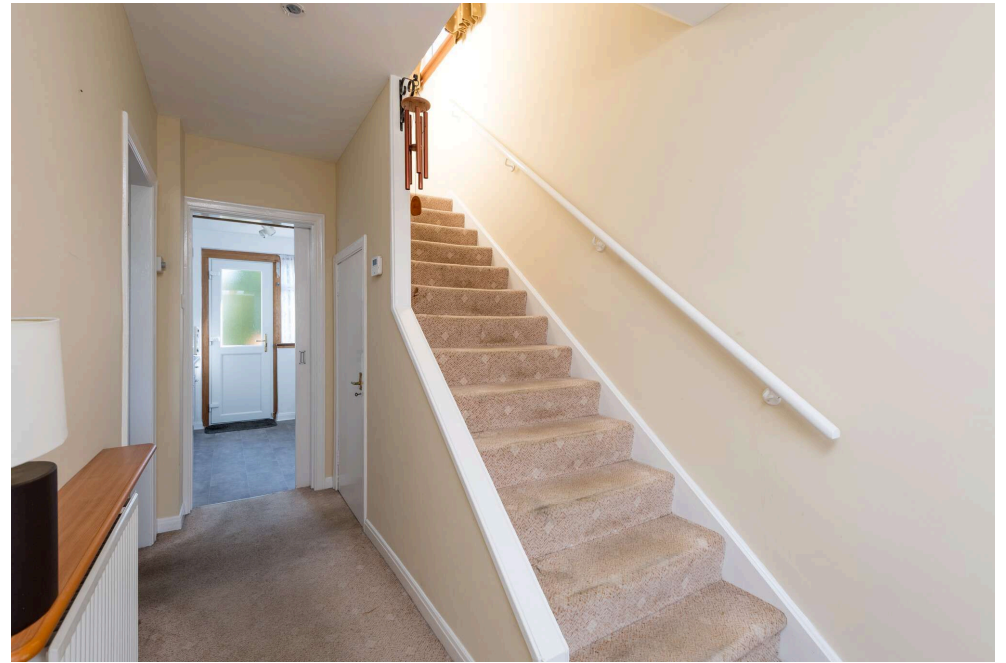
12 Northfield Park,  
Edinburgh,  
EH8 7QX



- Attractive End Terraced Villa in sought after location
- Would benefit from decorative updating
- Excellent access to city centre
- Double aspect sitting room with dining area
- Fitted kitchen with appliances
- 3 good bedrooms with fitted storage
- Large Showerroom with wc and wash hand basin
- Nearly new gas central heating (combi)
- Double glazing
- Private gardens to front and rear
- Single garage with rear access from garden
- Attic storage with fitted ladder

Offers Over: £310,000









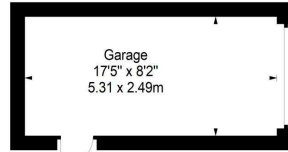




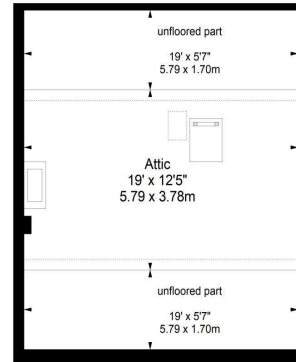
Northfield Park,  
Edinburgh,  
Midlothian, EH8 7QX



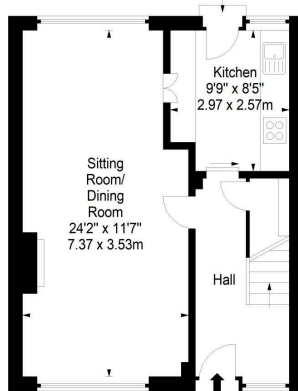
Approx. Gross Internal Area  
909 Sq Ft - 84.45 Sq M  
Attic (boarded part only)  
Approx. Gross Internal Area  
238 Sq Ft - 22.11 Sq M  
Garage  
Approx. Gross Internal Area  
148 Sq Ft - 13.75 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



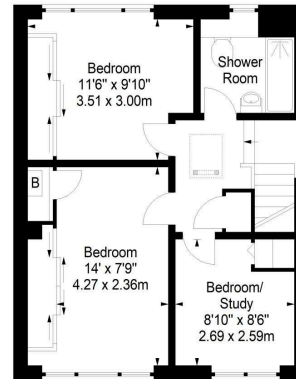
Ground Floor



Attic



Ground Floor



First Floor



#### Extras

Fitted carpets, curtains and blinds. Kitchen appliances. Hob and oven. Fridge freezer. nearly new washing machine and dishwasher.



#### Buses

From Willowbrae Road 44, East Coast buses 124, x4. From Portobello Road 26, 19, 45, 49. N26. From Royal High Primary 4, 5



#### Shops

Morrisons supermarket. Fort Kinnaird with Marks and Spencer, Primark, Boots, Next etc Local Tesco with petrol station



#### Schools

Royal High Primary and St Johns RC. Portobello High School and Holy Rood TC High School.



#### Parking

Single garage located to rear of house with rear door connecting to rear garden. Garage accessed via shared driveway.



Council Tax Band E



EPC D



Factor

N/A



Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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