



3/8 Northfield Drive, Edinburgh

Offers Over **£170,000**



3/8 Northfield Drive

Edinburgh, Edinburgh

Stylish two-bedroom duplex in sought-after Edinburgh area with balcony, spacious living, modern kitchen, family bathroom, excellent storage, and great transport links. Ideal for buyers or investors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Top floor duplex apartment
- Located in the popular Northfield area of Edinburgh
- Bright and spacious living room with feature wall
- Kitchen window with views towards Arthur's Seat
- Two well-proportioned bedrooms both fitted with wardrobes
- Neutral décor, ready to move into
- Excellent local amenities and transport links nearby
- Ideal first-time buy or investment opportunity



Lounge

15' 6" x 10' 2" (4.72m x 3.10m)

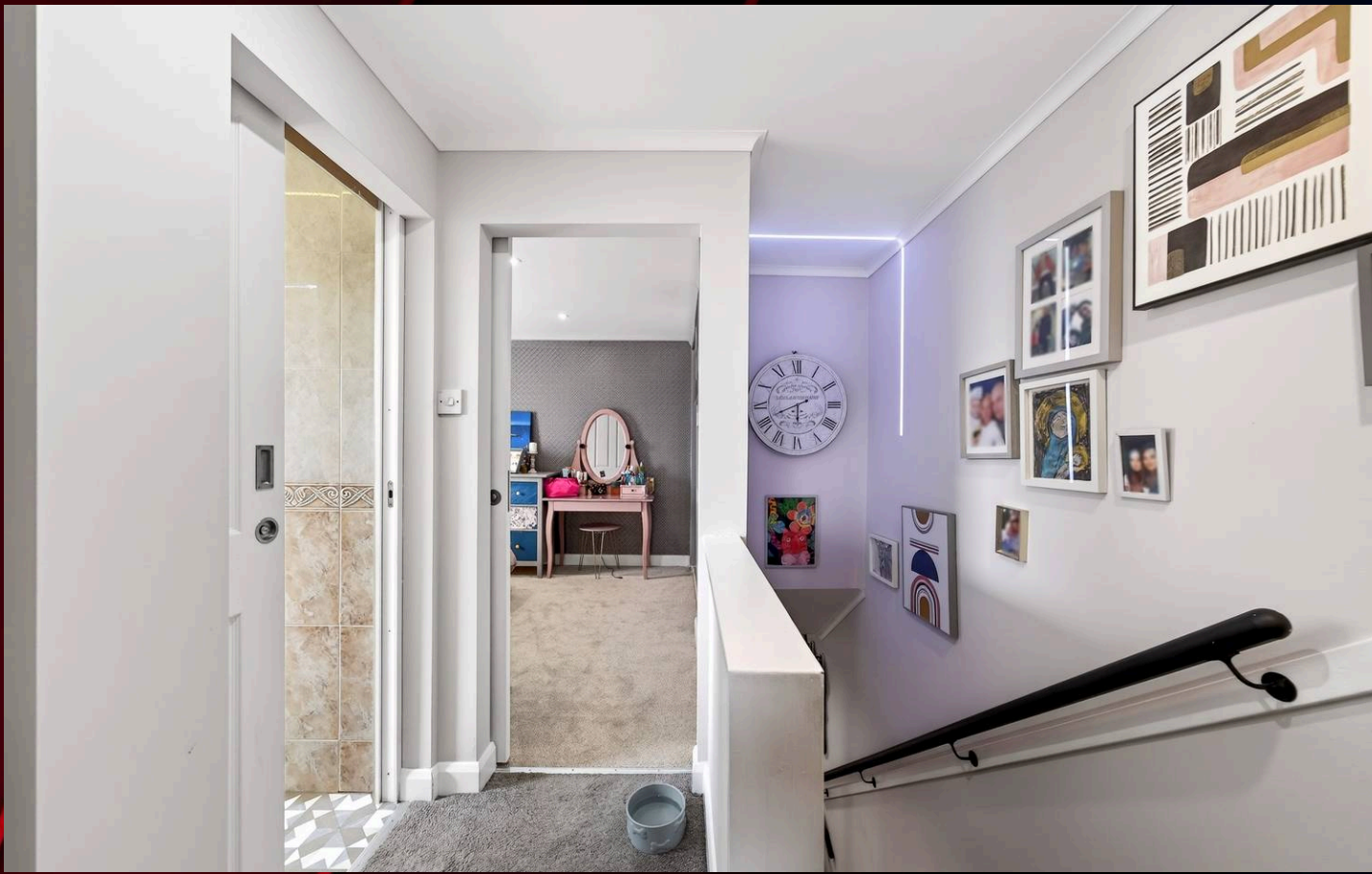
This beautifully presented living room offers a bright and contemporary space, perfect for both relaxing and entertaining. The room is generously proportioned and benefits from large windows that allow plenty of natural light to flow in, enhancing the neutral décor and creating a warm, inviting atmosphere. A comfortable L-shaped sofa provides ample seating, while the stylish feature wall in a bold blue tone adds character and a modern touch. The space is finished with quality wooden flooring, complementing the clean and cohesive design throughout. To one side, there is a designated dining area with space for a family-sized table, making it ideal for everyday living as well as hosting guests. The layout flows effortlessly, offering a practical and versatile living environment. Additionally, the room features direct access to a private balcony, extending the living space and providing a pleasant spot to enjoy fresh air.

Kitchen

9' 1" x 15' 5" (2.77m x 4.70m)

The kitchen is a bright and well-appointed galley-style space, designed with both functionality and style in mind. It features a range of warm wooden wall and base units, complemented by dark worktops that provide ample preparation space. Natural light floods in through the large window, enhancing the clean, modern feel of the room. The kitchen is well-equipped with integrated appliances and offers plenty of storage, making it ideal for everyday cooking and convenience. There is also space for additional freestanding appliances, while the layout allows for easy movement throughout the room. A standout feature is the lovely open outlook from the kitchen window, offering views towards Arthur's Seat, adding a unique and highly desirable touch to this practical and inviting space.





Hall

6' 3" x 15' 5" (1.90m x 4.70m)

The staircase and upper landing are beautifully presented, creating a bright and welcoming transition between floors. The staircase is finished with soft carpeting and complemented by a sleek handrail, offering both comfort and practicality. The walls are tastefully decorated with a gallery of framed artwork and photographs, adding personality and a homely feel to the space. Neutral tones throughout enhance the sense of light and space. The upper landing continues this stylish theme, providing access to the main rooms while maintaining a clean and airy atmosphere. Natural light filters through, making this area feel open and inviting, while also offering space for additional decorative touches or storage if desired.

Bedroom

13' 5" x 8' 2" (4.09m x 2.50m)

This well-presented smaller bedroom enjoys a bright outlook over the street, making it a pleasant and light-filled space. The room is neutrally decorated and benefits from a large window, allowing plenty of natural light to enter. Currently arranged with a bed and a dedicated workspace, the room offers excellent versatility and would work equally well as a bedroom, home office, or guest room. There is also space for additional storage, with fitted wardrobes helping to maximise practicality. A comfortable and functional room, ideal for modern living.





Bedroom

12' 2" x 9' 11" (3.70m x 3.03m)

The principal bedroom is a spacious and beautifully presented room, offering a calm and comfortable retreat. Decorated in neutral tones, the space feels bright and inviting, with a large window allowing for plenty of natural light and offering a pleasant outlook over the private parking area. The room easily accommodates a double bed along with additional bedroom furniture, while fitted wardrobes with sliding doors provide excellent storage without compromising on space. Finished with soft carpeting and modern touches throughout, this is a stylish and well-proportioned bedroom, ideal for relaxing and unwinding.

Bathroom

8' 6" x 6' 7" (2.60m x 2.00m)

The bathroom is a functional and well-laid-out space, fitted with a full-sized bath and overhead shower, complemented by a shower curtain. A wash hand basin and WC complete the suite. Finished with neutral tiling, the room benefits from a window providing natural light and ventilation, creating a bright and airy feel. While the bathroom would benefit from modernisation, it offers excellent potential for a buyer to update and personalise to their own taste, adding further value to the property.





BALCONY

The property further benefits from a private balcony, accessed directly from the living room, providing a pleasing outdoor space to relax and unwind. Positioned on the top floor, the balcony enjoys an open outlook, allowing for plenty of natural light and a sense of privacy. It offers the perfect spot for morning coffee or evening relaxation, with enough space for small seating. A valuable addition to the home, enhancing both the living space and overall appeal of the property.

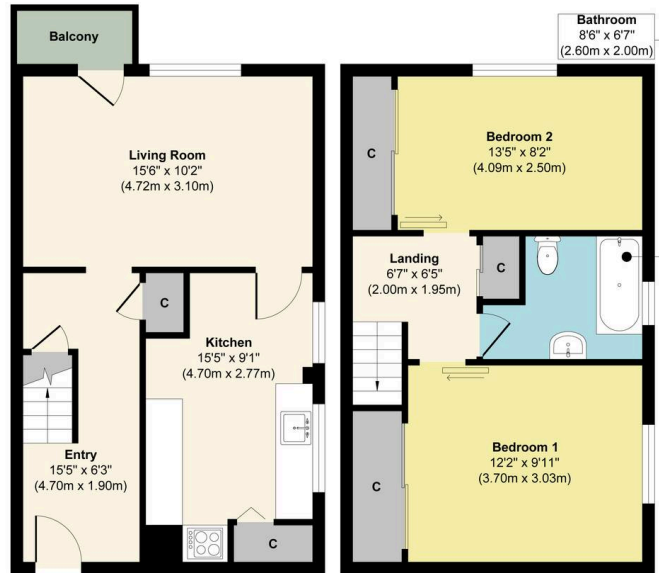
ON STREET

1 Parking Space

The property benefits from ample parking available around the entire building, offering convenient and stress-free parking for residents and visitors alike. There are no parking restrictions or permit requirements, and no limit on the number of vehicles, making this an especially attractive feature for households with multiple cars.



3/8 Northfield Drive, Edinburgh, EH8 7RR



Third Floor
Approximate Floor Area
414 sq. ft
(38.50 sq. m)

Top Floor
Approximate Floor Area
414 sq. ft
(38.50 sq. m)

Approx. Gross Internal Floor Area 828 sq. ft / 77.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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