



78/2 Northfield Broadway  
NORTHFIELD | EDINBURGH | EH8 7RY

**warners**  
solicitors & estate agents



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Superbly positioned close to great transport links and amenities is this attractively presented ground floor apartment with a prime position facing away from the road in this small mature development incorporating an allocated parking space.

Early viewing is recommended to appreciate what is on offer in this lovely flat. A comfortable living room has free floor space for a dining table, perhaps set in the bay of the window. More than ample storage space is provided by way of fitted kitchen units, a cloak cupboard in the hall and built-in mirrored wardrobes in both the double sized bedrooms. The shower-room is fitted out with a white suite, mixer shower and neutral tone tiled surrounds. It's anticipated the property will appeal to first time buyers, downsizers and in particular anyone looking for easy access ground floor accommodation, due to the property's front door only being a few steps from the communal entrance.

- Entrance hall/cupboard storage
- Bay window living/dining room
- Fitted kitchen
- Two double bedrooms
- Mirrored wardrobe in each bedroom
- Shower-room/mixer shower
- Double glazing
- Electric heating
- Security entry phone system
- Landscaped communal areas
- Allocated parking space
- Visitors bays
- Factored development
- Easy access to local amenities and bus services
- Council Tax Band: D Energy Rating: C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

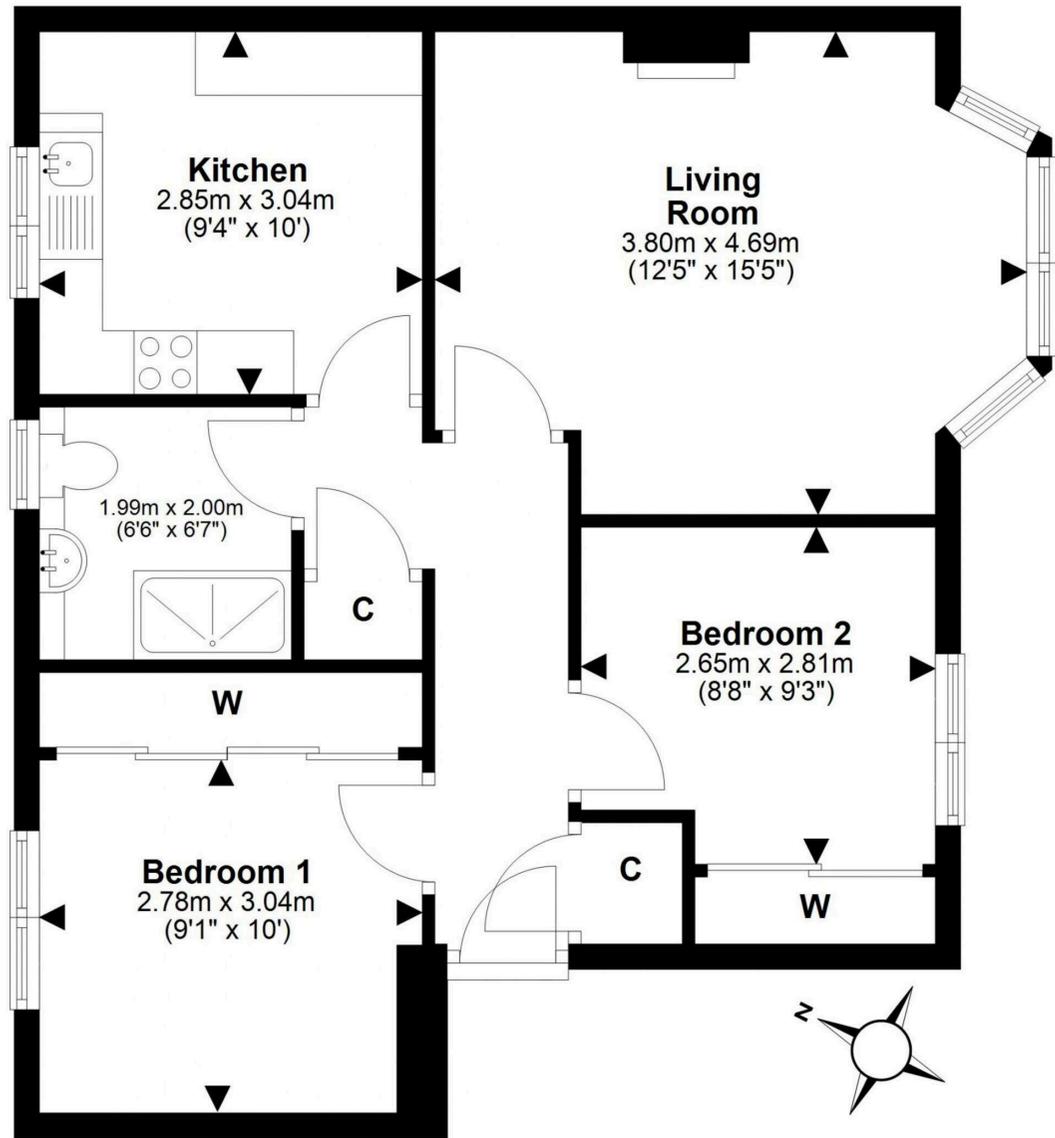


Factoring fees are payable to Ross and Liddell at approx £175 per quarter

All blinds and curtains, washing machine, fridge and freezer are included in the sale. Subject to negotiation wooden double bedframe and the set of sofa chair and stool in the living room can also be included in the sale.

The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road and further shops at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the revamped Meadowbank Sports Centre offers sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holyrood Park, with a choice of golf courses including Craigenlinny and Duddingston. An efficient public transport network operates to other parts of the city and the A1, with city bypass link up, is also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.