

11 Northfield Terrace Northfield, Edinburgh, EH8 7PX



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Description

Most impressive two bed upper flat of immense appeal enjoying its own main door access and commanding an elevated setting with sunny westerly views towards Arthur's Seat. Situated within a highly-regarded district with easy access to good local amenities and the city centre, the property is presented to the market in good order and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

- Entrance vestibule and staircase
- Hallway with storage
- Extremely spacious living/dining room with bright aspect to front
- Well equipped kitchen with appliances included
- Two good sized double bedrooms
- Bathroom consisting of a stylish white suite with shower
- Gas central heating and double glazing
- Large attic storage
- Well maintained private garden to the rear

Extras

The blinds, curtains, oven, hob, microwave, washing machine, fridge/freezer, bedroom wardrobe and garden shed are included.

EPC Rating: C

Price and Viewing

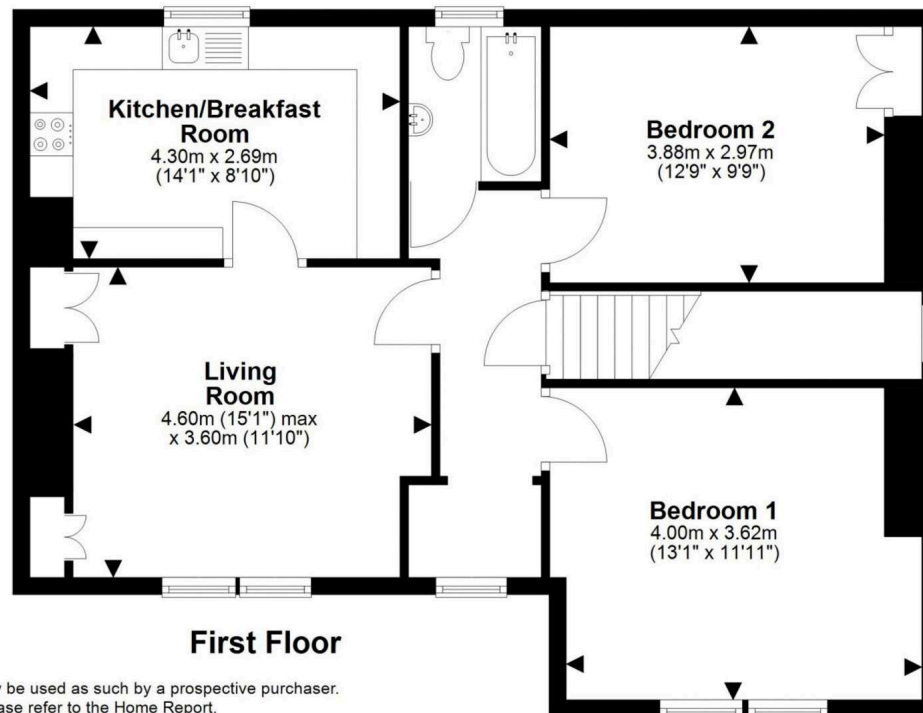
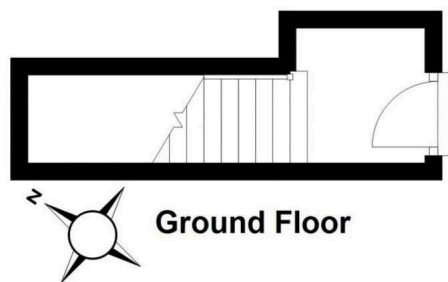
For price and viewing information or further details on this property please contact us on 0131 557 3188.



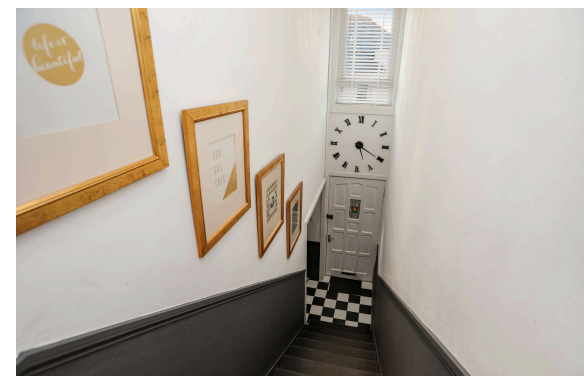
Location

Roughly two miles from Edinburgh city centre, Northfield is a popular residential area with excellent local amenities that are further supplemented by the wealth of local shops, cafes, pubs, and takeaways in neighbouring Portobello. The area is served by a Morrisons supermarket with more extensive shopping facilities at nearby Meadowbank Shopping Park, where there is a selection of popular high-street stores, eateries, and supermarkets. Northfield is well placed for enjoying some of Edinburgh's finest outdoor locations, situated within walking distance of Portobello Beach and Holyrood Park, home to the iconic Arthur's Seat. For indoor exercise, Meadowbank Sports Centre has recently reopened after significant refurbishment. The area is served by fantastic public transport links, with regular buses running day and night providing a swift connection to the heart of the capital. Furthermore, it also offers convenient access to the A1 and the city bypass, allowing quick and easy travel to Edinburgh International Airport and to the M8/M9 motorway network for journeys across the central belt and beyond. The property is in the catchment area for wellregarded primary and secondary schooling.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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