










Offers Over  
**£180,000**

## 18/2 Northfield Farm Road

Northfield | Edinburgh | EH8 7QR

Fantastic opportunity to acquire this lovely and bright two bedroom ground floor flat forming part of the popular Northfield district. Boasting off-street parking and sizeable private gardens whilst being situated close to superb amenities and transport links, the property will undoubtedly suit a variety of purchasers including first-time buyers, downsizers, and buy-to-let investors.

-  2 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - B



## Description

Internally, the property is presented in a move-in condition whilst briefly comprising; welcoming entrance hallway, bright and airy lounge/diner with an Edinburgh press cupboard, modern fully-fitted kitchen with a range of integrated white goods, and tiling in splash areas whilst being styled with neutral gloss units, generously proportioned first double bedroom with integrated wardrobes, and ample room for different configurations, second good sized double bedroom with a side-facing outlook, and plenty of space for freestanding furniture, and a partially-paneled shower room with a rainfall shower, and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and fridge-freezer, freestanding washing machine, freestanding wardrobes in bedroom 2, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property benefits from fantastic private garden space for residents to enjoy and make their own. The front garden is large and has been kept to a fantastic standard with a well-kept lawn, and a range of mature shrubs and plants. To the rear, there is a private patio and shared drying green. For the car owner, there is a driveway for off-street parking for up to four cars.

## Viewing

By appointment through Neilsons 0131 625 2222.





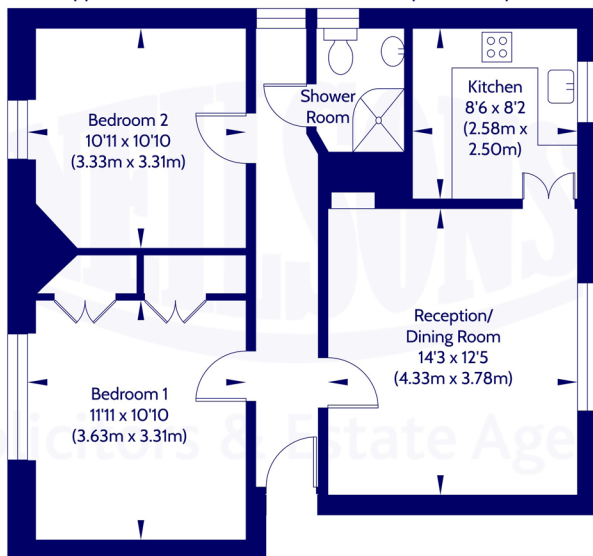
## Location

Northfield Farm Road Gardens forms part of a sought after residential area, lying approximately 2 miles east of the City Centre. The area is served with local shops serving everyday needs with a Morrisons supermarket just a short drive away. A 24hour Asda superstore is located at the nearby Jewel district of the city with the Fort Kinnaird Retail Park housing a host of high street shops and services, including a multiscreen cinema, Pure gym and many bistros and restaurants. For recreational facilities, the delightful open space of Arthur's Seat and Holyrood Park are on hand together with Figgate Park, Duddingston Loch with Portobello beach and promenade all within close proximity, provided delightful walks and leisure pursuits. The property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The A1 and the City of Edinburgh by-pass provides links to all major motorway networks including Edinburgh International Airport. Well regarded educational facilities in the area range from nursery to secondary schooling.





Approx. Gross Internal Floor Area 59.57 Sq M / 641 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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