



Offering flexible living space

Three-bedroom, mid-terrace home



Situated in the ever-popular Northfield area of Edinburgh, this attractive three-bedroom mid-terrace home offers flexible living space, modern comforts, and generous gardens, making it ideal for families, and those seeking a well-connected yet peaceful setting. The property welcomes you with an entrance hallway leading into a lounge, where a large picture window overlooks the front garden and fills the room with natural light. An alcove with a built-in cabinet adds both character and practical storage. To the rear, a lovely conservatory with underfloor heating provides a versatile space currently used as a dining room, with direct access to the garden, making it perfect for both everyday living and entertaining. The modern kitchen is fitted with units, appliances, and is complemented by a useful under-stair cupboard and a window overlooking the rear garden. Also on the ground floor is double bedroom three, a flexible room that could equally serve as a home office, guest room, or additional living space. Upstairs, there are two generously sized double bedrooms, both benefiting from built-in storage. The family shower room is fitted with a shower cabinet, wet walling, and a window providing natural light and ventilation. From the landing, there is access to a partially floored attic, offering additional storage. Externally, the property enjoys a generous, fully enclosed front garden laid to lawn, along with a separate patio area ideal for outdoor seating. A vunnel provides convenient access through to the rear garden. The beautifully designed south-facing rear garden is arranged over four levels, creating a unique and inviting outdoor space with a lawn, attractive planted borders, and a charming rockery, all edged with stone. The garden is further enhanced by a shed and an outdoor tap. On-street parking is available. This delightful home combines comfort, practicality, and charm in a highly desirable location, and early viewing is highly recommended.

Key Features

- Entrance hall
- Lounge
- Conservatory
- Kitchen
- Three double bedrooms
- Shower room
- Double glazing and gas central heating
- Attic
- Gardens to the front and rear
- On-street parking



Northfield

The popular Northfield area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer's retail outlets whilst there is Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For the sports conscious, Meadowbank Sports Stadium (20 mins walk), The Royal Commonwealth Pool, Portobello Baths and Arthur's Seat are all close by. Schooling is well represented from nursery to senior level and the central universities are within easy reach. An efficient public transport network operates to most parts of the town and surrounding areas, with the east end of Princes Street just a short bus ride away. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, tumble dryer, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£330,000

EPC Rating

C

Tenure

Freehold



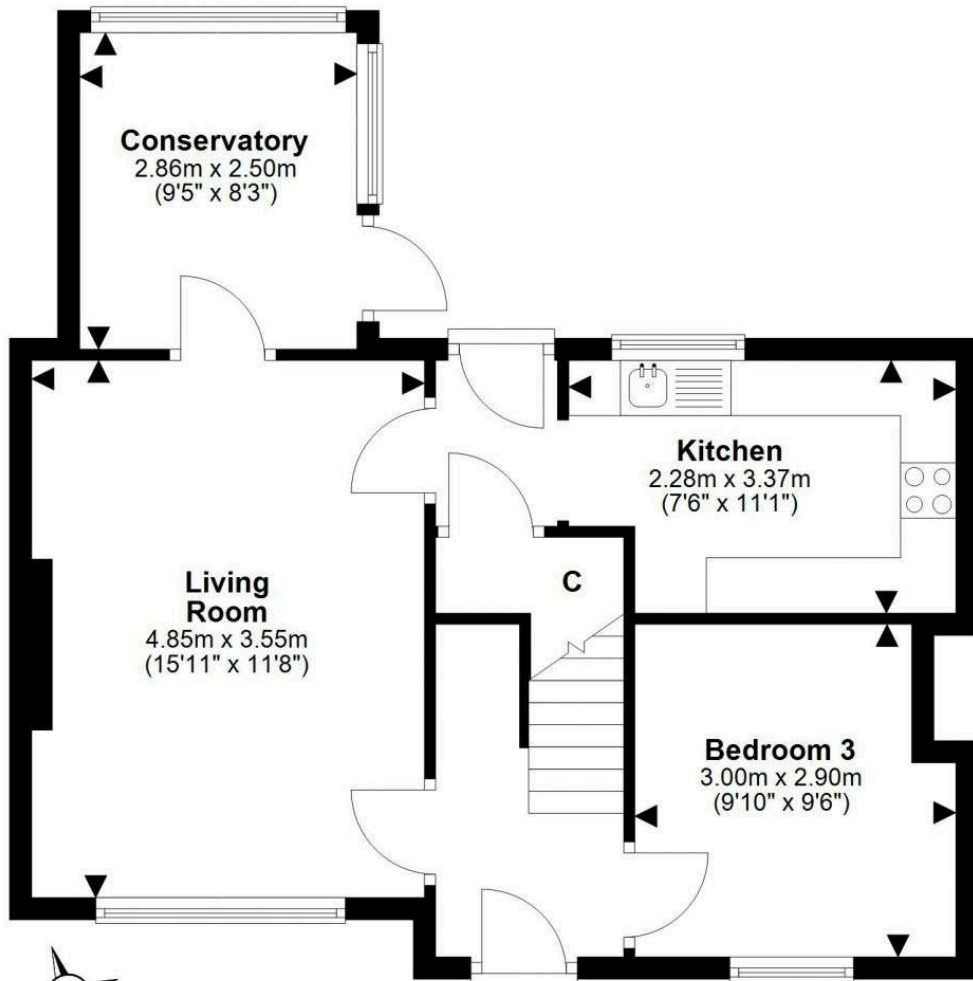


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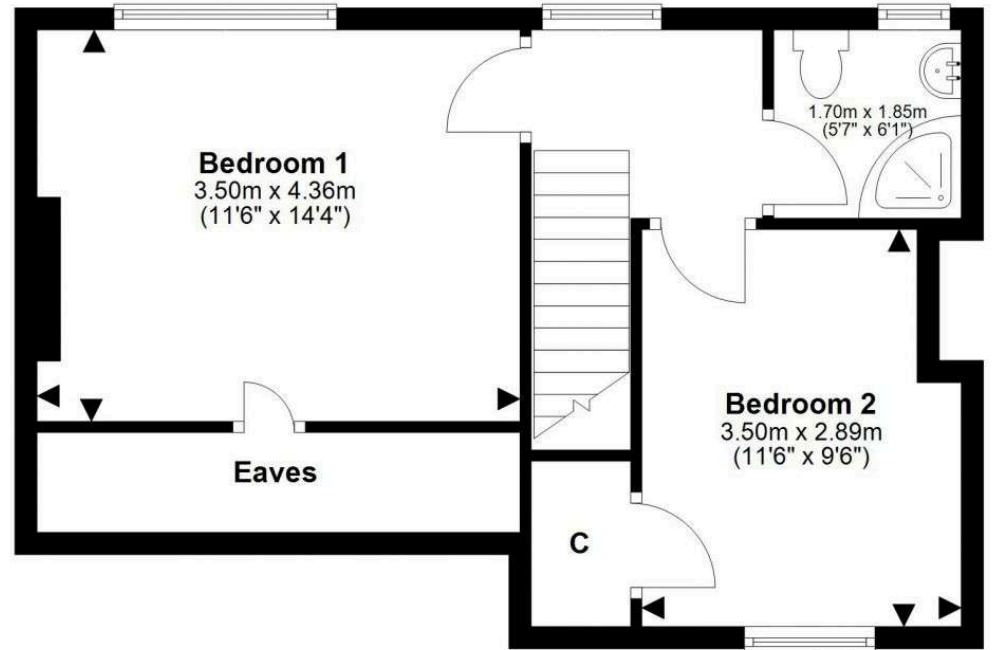








Ground Floor



First Floor

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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