



4 Northfield Crescent
Edinburgh, EH8 7PU

A

"4 Northfield Crescent is a spacious and well-presented four-bedroom terraced family home"

- HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C.
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- FIRST FLOOR SHOWER ROOM
- BEDROOM FOUR (DOUBLE)
- SECOND FLOOR SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING









LOCATION

Northfield is an extremely popular residential area located approximately 2 miles to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

Leisure and recreational facilities are provided for by nearby Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

The area is well served by regular bus routes into the city centre. Brunstane and Newcraighall railway stations connect to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

4 Northfield Crescent is a spacious and well-presented four-bedroom terraced family home, ideally situated within the popular Northfield area of Edinburgh. The property has been freshly decorated and modernised by the current owner, creating a bright, stylish and welcoming family home. Offering generously proportioned accommodation arranged over three levels, the property combines versatile living space with private gardens to both the front and rear. The property comprises: welcoming hallway; impressive sitting room with windows to both the front and rear, generously proportioned and filled with natural light; fitted kitchen providing ample floor and wall-mounted storage units, opening directly into the adjoining dining room, creating a perfect space for family dining and entertaining; and a WC completes the ground-floor accommodation. On the first floor, there are three well-proportioned double bedrooms, with the master bedroom benefiting from excellent storage space, including built-in wardrobes and cupboards. The remaining two bedrooms are also of a good size, while a well-presented shower room is conveniently positioned off the landing. The top floor provides a further spacious fourth bedroom/office space, offering incredible open views across the Firth of Forth and beyond, along with a second shower room incorporating a WC. Additional storage cupboards and useful eaves storage further enhance the practicality of this level. Externally, the property benefits from private gardens to the front and rear, offering attractive outdoor space for relaxing and enjoying the summer months. Further benefits include double glazing, gas central heating and on-street parking.

The energy efficiency rating for this property is band C

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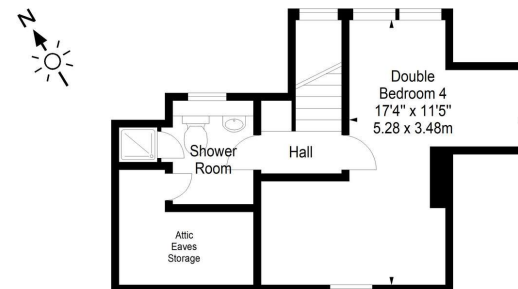
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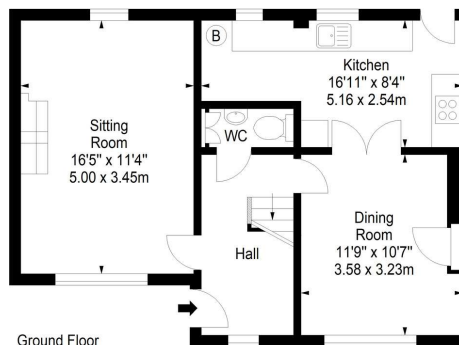
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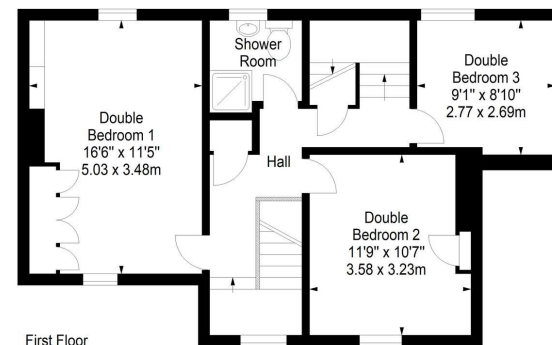
Approx. Gross Internal Area
1455 Sq Ft - 135.17 Sq M
(Including Attic Eaves Storage)
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Ground Floor



First Floor



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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