



67 Northfield Farm Avenue  
NORTHFIELD | EDINBURGH | EH8 7QY

  
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solicitors & estate agents



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Superb sized upper villa flat offering a bright, well presented interior, excellent storage space and the benefit of a good sized private area of garden ground. Northfield is a sought after area with easy access to the great amenities within neighbouring Portobello and also the City Centre itself.

The property is accessed by its own private main door and stairway and provides exceptionally flexible accommodation benefiting from double glazing and gas central heating. The storage facilities are excellent, including wall to wall mirrored wardrobes in two bedrooms and a large shelved cupboard in the third, plus a cupboard within the hallway.

- Entrance hall with cupboard storage.
- Living room with real flame effect gas fire.
- Fitted kitchen.
- Three double bedrooms, each with built-in storage.
- Shower-room/electric shower.
- Gas central heating.
- Double glazing.
- Private garden area to rear.
- Free on street parking.
- Easy access to amenities and transport links.

Council Tax C. Energy Rating D.

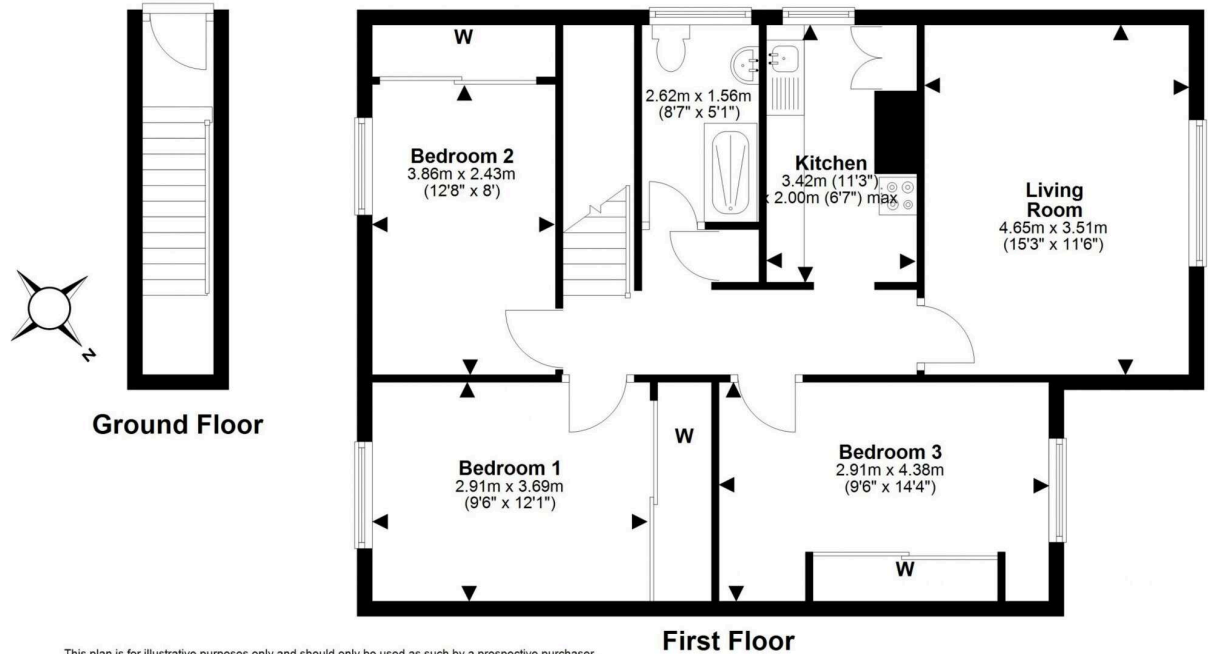
All fixtures, fittings, curtains, blinds, integrated kitchen appliances, washing machine and fridge/freezer will be included in the sales.

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



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. Further shops and amenities can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the 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 most parts of the town and surrounding areas and the city bypass and main motorway networks are 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.