



20 Northfield Circus

Northfield, Edinburgh, EH8 7PZ



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Superb 3/4 bedroom end-terraced house with lovely garden & driveway

- Stylish sitting room
- Superb kitchen/dining room
- Home office/studio/bedroom 4
- Utility room
- 3 spacious double bedrooms
- Bathroom & separate WC
- Popular & convenient location
- South-facing rear garden
- Driveway
- Gas central heating & double glazing

Offers Over:

£435,000



Further information can be found in the home report.



🏠 About the Property

Located in the desirable residential area of Northfield, this superb 3/4 bedroom end-terraced house benefits from a delightful, south-facing rear garden and a large driveway to the front.

The current owners have carried out upgrading and modernisation over the years to create an impressive kitchen/dining room as well as a garage conversion to create a utility room and a versatile home office/studio/bedroom 4.

Throughout the property the upgrades include tasteful, stylish fittings and decor which complement the bright and generously proportioned accommodation over two levels. Viewing is highly recommended.

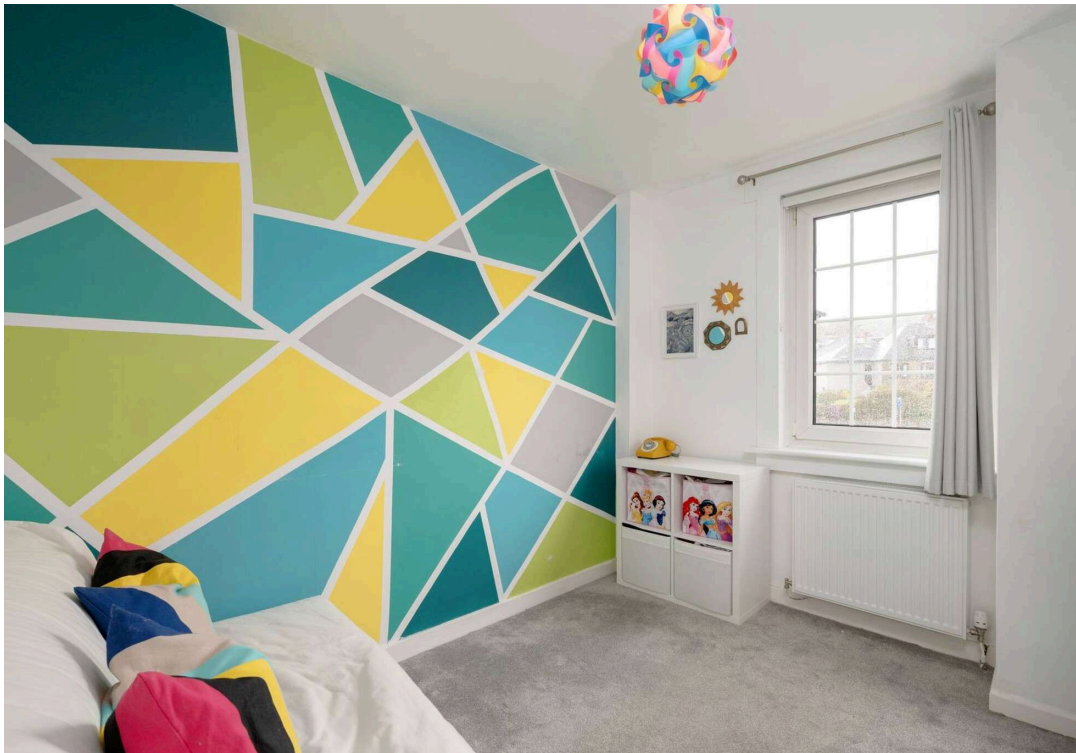




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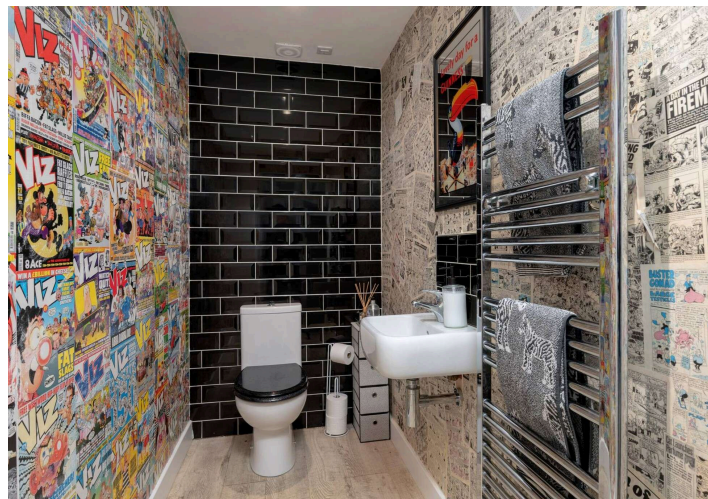


📍 Location

The property is located in the popular area of Northfield, which lies a short distance to the east of the city centre. Within the vicinity there is an excellent range of amenities with further shopping available at Meadowbank Retail Park and Fort Kinnaird. The open spaces of Arthur's Seat and Holyrood Park are close by along with Figgate Park, Duddingston Loch and Portobello Beach. Regular bus services run to and from Edinburgh city centre and there are good links to all major motorway networks via the A1 and Edinburgh City Bypass.

Extras

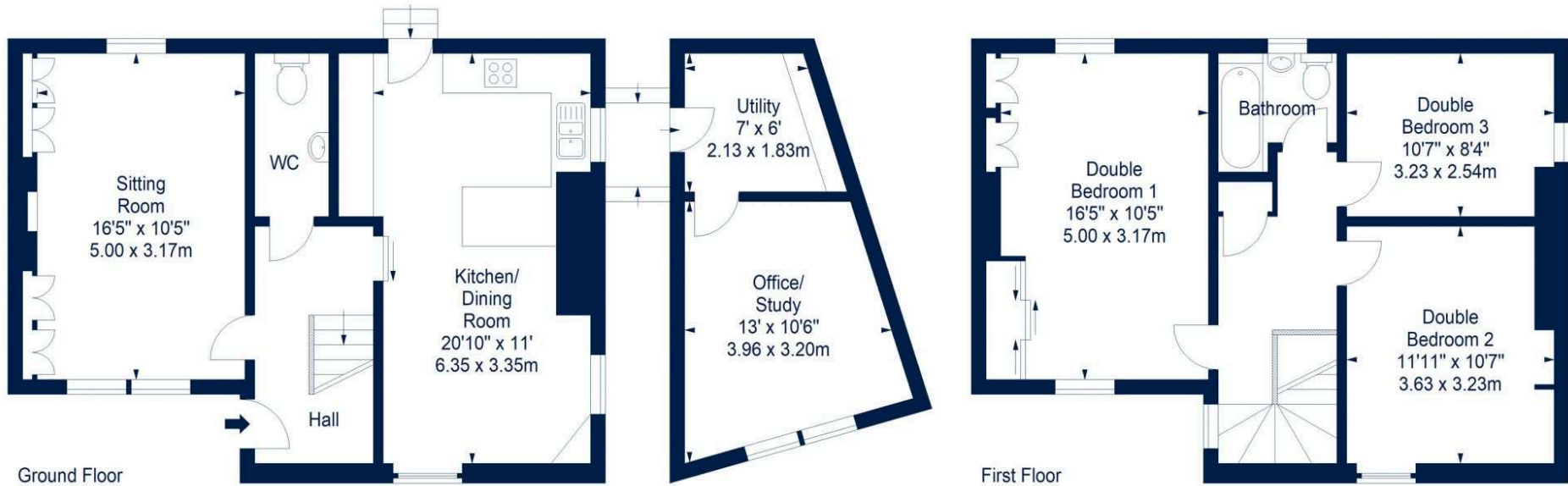
All fitted floor coverings, blinds, light fittings, Range style cooker, extractor hood, 2 fridge freezers, dishwasher and washing machine are included in the sale price. The garden shed is also included in the sale price.





Floor Plan

20 Northfield Circus, Edinburgh, Midlothian, EH8 7PZ



House - Approx. Gross Internal Area - 1096 Sq Ft - 101.82 Sq M
Out Building - Approx. Gross Internal Area - 172 Sq Ft - 15.98 Sq M

For identification only. Not to scale. © SquareFoot 2026





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