










Offers Over  
**£210,000**

## 57/2 Northfield Broadway

Northfield | Edinburgh | EH8 7PN

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

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - C



## Description

The accommodation is well presented throughout and comprises a welcoming entrance hallway providing access to all rooms. The bright and airy lounge enjoys a peaceful rear-facing aspect and features a gas fireplace as its focal point. Sliding patio doors lead directly out to the rear garden, creating an excellent indoor-outdoor connection. The smart kitchen/diner enjoys a dual aspect outlook and is fitted with a range of integrated and freestanding white goods, offering ample storage and workspace. Bedroom one is a spacious front-facing double room with twin windows and a useful additional area, ideal for a dressing table, home working space, or reading nook. Bedroom two is another comfortable double room positioned to the front of the property. Freestanding wardrobes are included in the sale, with further space available for additional furniture. Completing the accommodation is a well-kept bathroom fitted with a shower over the bath and contemporary wall panelling.



Further benefits include Hive-controlled gas central heating with a boiler installed in April 2026, double glazing, and secure door entry.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Gardens & Parking

Externally, the property enjoys excellent outdoor space including a sizeable private front garden, a private section of lawn with shed, a slabbed rear patio, and a further side garden area with gated access. There is also access to a shared drying green. A private driveway provides convenient off-street parking for one vehicle.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and hood, freestanding washer, and dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

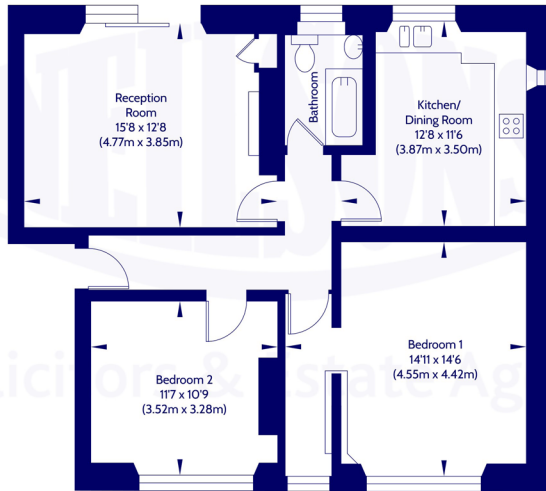
Northfield Broadway forms part of a sought after residential area, lying approximately 2 miles east of the City Centre. The area is served with local shops serving everyday needs with a Morrisons supermarket just a short walk or drive away. A 24hour Asda superstore is located at the nearby Jewel district 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, providing 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 73 Sq M / 788 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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