










Offers Over
£200,000

1/5 Northfield Gardens

Northfield | Edinburgh | EH8 7QG

This attractive, generously proportioned second (top) floor flat, is pleasantly situated within a popular residential area close to excellent local amenities and transport links. In move-in condition this property would undoubtedly suit the first time buyers or young professionals and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal garden
-  On-street parking
-  EPC rating - C
-  Council tax band - C



Description

The accommodation in brief comprises; welcoming entrance hallway with useful walk-in cupboard/box room, bright and spacious reception/dining room offering a pleasant outlook, contemporary fitted kitchen with ample storage space, light and airy principal bedroom, further well proportioned double bedroom with fitted storage and stylish bathroom with white three-piece suite and shower over bath.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, dishwasher and washing machine.

Gardens & Parking

There are beautifully maintained communal gardens located to the rear of the property and ample on-street parking is available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Northfield 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 away. An 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 multi-screen cinema, Pure gym and many bistros and restaurants.

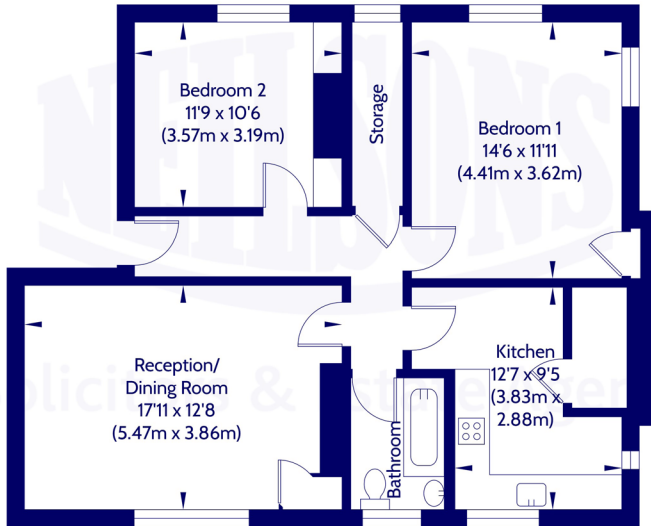
For recreational facilities, the delightful open space of Arthur's Seat and Holyrood Park are on hand together with Figgate Park and the delightful Duddingston Loch as well as Portobello beach. The property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The A1 and the City of Edinburgh by-pass provide 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 77 Sq M / 832 Sq Ft.

2nd 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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