



66 Northfield Broadway
Edinburgh, EH8 7PL

A

"Northfield Broadway is a spacious three-bedroom double upper villa in the established residential area of Northfield"

- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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.

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

COUNCIL TAX

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



DESCRIPTION

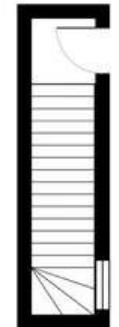
Northfield Broadway is a spacious three-bedroom double upper villa in the established residential area of Northfield, east of Edinburgh City Centre. Offered in superb decorative order, the accommodation comprises: hallway with carpeted stair to upper landing; bright and spacious front facing living room with twin windows offering a lovely open outlook over park land; west facing L-shaped kitchen with ample base and wall mounted storage units; double bedroom 1, currently used as a dining room, with Eaves storage and Velux window to the rear; double bedroom 2 with fitted mirrored wardrobes; versatile double bedroom 3 with cupboard space; contemporary family bathroom with electric shower over bath and a large storage cupboard/box room which completes the accommodation on offer. Externally there is a well-maintained garden area to the rear with garden shed, and to the front there is unrestricted on-street parking. Further benefits include: gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

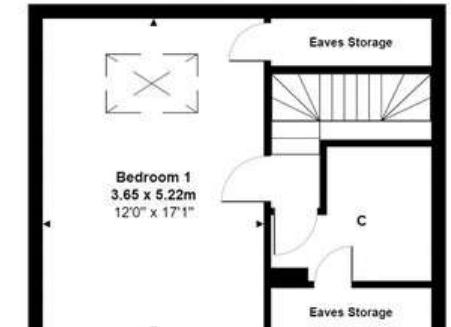
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ground Floor



First Floor



Attic

66 Northfield Broadway, Edinburgh, EH8 7PL
Total Area: 104.8 m² ... 1128 ft²

All measurements are approximate and for display purposes only



A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

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.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

espc
OnTheMarket

ZOOPLA
rightmove 