



**11/6 Northfield Farm Avenue,  
Edinburgh, EH8 7QW**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

# BRIGHT AND SPACIOUS

## TOP FLOOR FLAT



Bright and spacious, two bedroom, top floor flat situated in the popular Northfield district in Edinburgh, close to local amenities, Kinnaird Retail Park, Portobello beachfront and Holyrood Park. The property has been very nicely decorated throughout and offers light and airy accommodation with lovely views across the city as far as the Firth of Forth. The accommodation consists of a hall, dining lounge with a storage cupboard and a lovely open outlook, and a kitchen with modern fitted units, complementary worktop and integrated appliances. There are two double bedrooms, one with two generous, built-in wardrobes and both have a view to Arthurs Seat. There is a family bathroom, with a bath and overhead shower and a storage cupboard. There is a good-sized, private area of garden at the rear of the building, laid to lawn, with a shed and hedging. There is also a communal drying green.

Communal stair and entry phone system

Hall

Dining lounge with storage

Kitchen with appliances

Two double bedrooms

Bathroom

Lovely views

Gas central heating

Double glazing

Private garden area to rear

Communal drying green

On street parking





## NORTHFIELD

The popular Northfield area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer's retail outlets whilst there is Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For the sports conscious, The Royal Commonwealth Pool, Portobello Baths and Arthur's Seat are close by. Schooling is well represented from nursery to senior level and the central universities are within easy reach. An efficient public transport network operates to most parts of the town and surrounding areas, with the east end of Princes Street just a short bus ride away. The city bypass and main motorway networks are also within easy reach.



### Extras

All fitted floor coverings, curtains, light fittings, oven, hob, fridge freezer, washing machine, dishwasher and shed are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

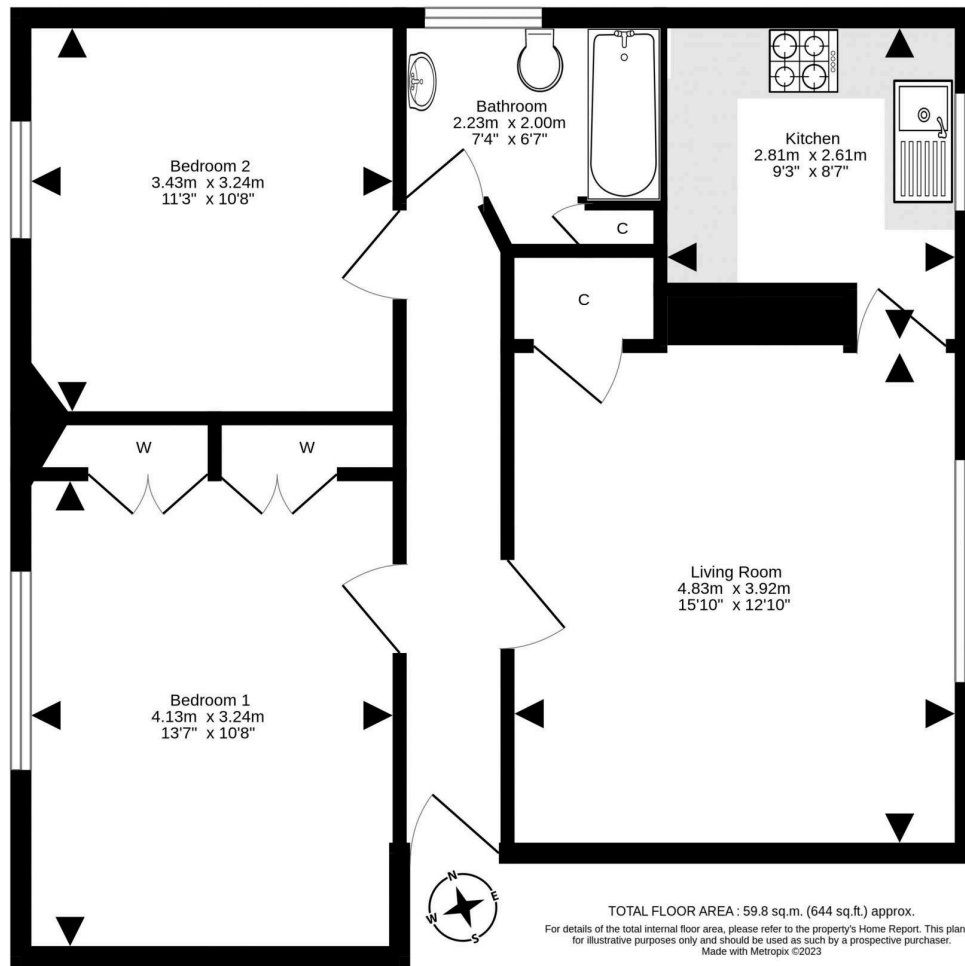
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### Home Report Valuation

£170,000

### EPC Rating

C



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