



9/15 Northfield Grove

Northfield, Edinburgh, EH8 7RN

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Summary

Part of an established development in popular Northfield, this three-bedroom double-upper flat has a desirable setting, with close proximity to Holyrood Park and Portobello Beach. It features spacious rooms that have been freshly decorated, and has wooden floorboards predominantly throughout, which can be primed or carpeted depending upon your preference. Whilst the property requires a new kitchen, it remains an excellent opportunity for buyers.

Extras: to be sold as seen.

Features

- Spacious double-upper flat
- On the third and fourth floor
- Cul-de-sac setting in Northfield
- Entrance hall
- Large, light-filled living room
- Kitchen/dining room with built-in storage
- Three bedrooms (two with storage)
- Bright three-piece bathroom
- Communal front garden
- Generous residents' parking
- Single-glazed windows
- Original gas warm air central heating (with no warranty)
- EPC Rating - E





“...Spacious rooms that have been freshly decorated, and has wooden floorboards predominantly throughout, which can be primed or carpeted...”







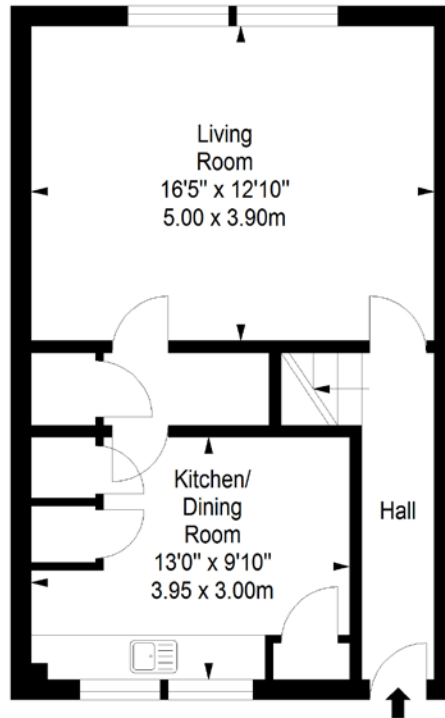
“...Three bedrooms (two with storage)
and a bright three-piece bathroom”



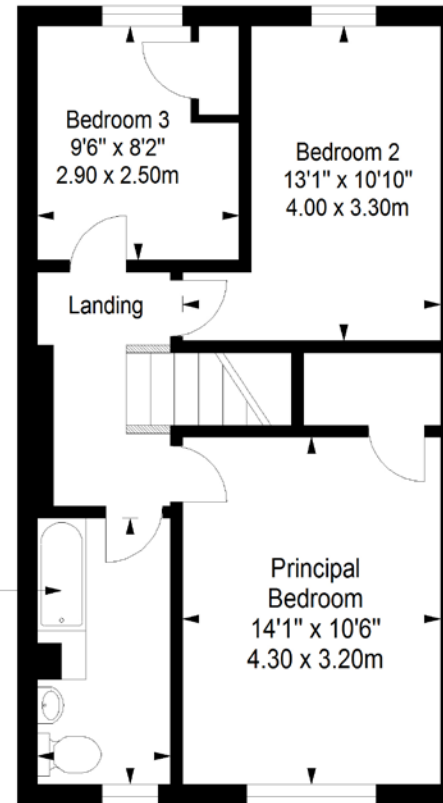


Floorplan

Third Floor
Approx. 40.5 sq. metres (435.9 sq. feet)



Fourth Floor
Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

