



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

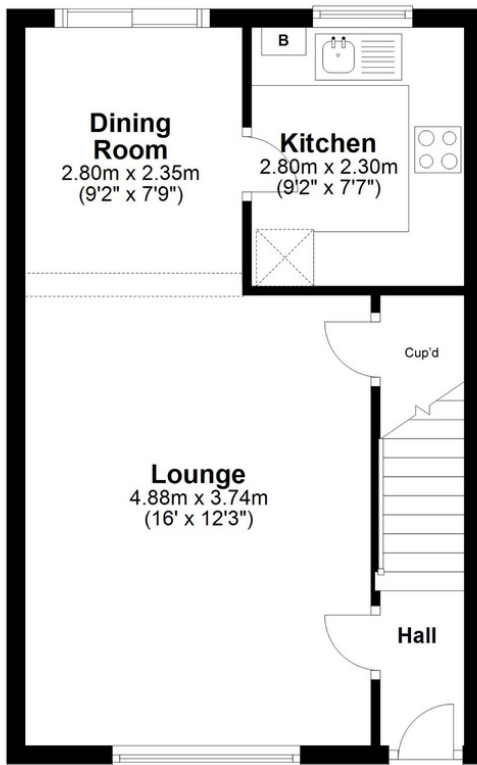


**71, NORTHFIELD FARM ROAD**

**EDINBURGH, EH8 7QP**

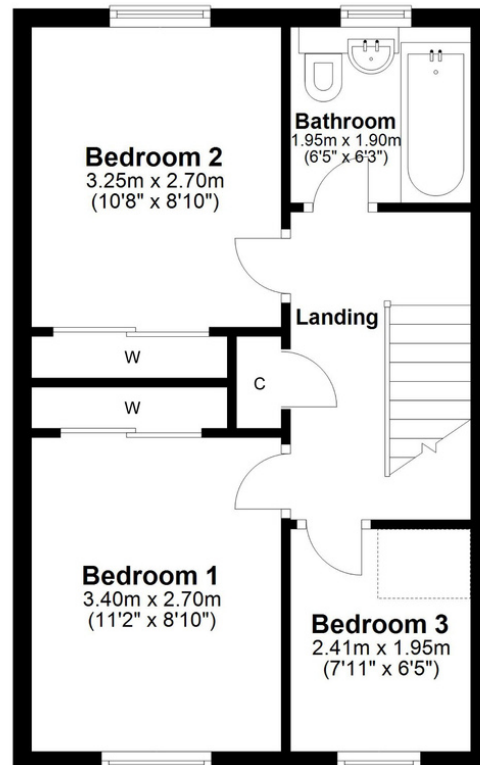
# FLOORPLAN

Total Area: approx. 74.2 sq.metres (799.1 sq. feet)



## Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



## NORTHFIELD



Northfield is a popular and well established residential area, east of the city centre. Close to a number of open spaces, including the award winning Figgate Park, Holyrood Park, the beach and promenade at Portobello, as well as the charming Duddingston Village and Duddingston Loch. A good range of local amenities are available within the area, along with Meadowbank Retail Park, a Morrisons and Asda store. More extensive shopping is found at Fort Kinnaird, which includes a Marks & Spencer and Odeon Cinema. A good selection of schooling is available, including St John's RC Primary School and the Royal High and Duddingston.

Secondary's include; Holyrood or Portobello. Good transport links into the city centre by way of a regular bus service and the A1 and city by pass can be easily reached by car.

TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567

EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)

[WWW.RALPHSAYER.COM](http://WWW.RALPHSAYER.COM)

# SPACIOUS FAMILY HOME



RALPH SAYER  
SOLICITORS & ESTATE AGENTS



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567 OR EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)  
[WWW.RALPHSAYER.COM](http://WWW.RALPHSAYER.COM)



**S**ituated in the popular Northfield area of the city, this end of terrace three bedroom villa, offers a fabulous family home, with easy to maintain outdoor space. A front door opens into a small hallway, with stairs leading up to the first floor. On the left is a bright lounge and dining room, enjoying a dual aspect there a clear line of sight to the rear garden patio, a cohesive living area - the perfect setting for modern family life and entertaining. Finished in neutral tones, the well proportioned living room offers a wealth of space for various seating arrangements around a fireplace with electric fire, and the room also benefits from handy under-stair storage. A wide archway marks the transition into the inviting dining area, which easily accommodates a six seat dining table and benefits from patio doors onto the rear garden patio. Adjacent, the effortlessly stylish kitchen, has an array of timber style cabinets and provides great storage and worktop space, whilst accommodating a gas hob, electric oven and integrated fridge/freezer. Upstairs onto the airy landing, the property boasts two delightful double bedrooms (both with built-in mirrored wardrobes), a generous single bedroom and a pristine three-piece bathroom, comprising a shower over bath, a vanity unit with an inset basin, chrome towel radiator and a WC. The landing also provides hatch access to a loft. The property benefits from gas central heating and double glazing throughout, ensuring a comfortable home, all year round.





BEDROOM 1



BEDROOM 1



BEDROOM 2



BEDROOM 2



# RALPH SAYER

SOLICITORS & ESTATE AGENTS

**Birch House,  
10 Bankhead Crossway South,  
Edinburgh,  
EH11 4EP**

**[www.ralphsayer.com](http://www.ralphsayer.com)  
0131 225 5567  
[property@ralphsayer.com](mailto:property@ralphsayer.com)**

#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.