



7/4 Northfield Broadway

Northfield, Edinburgh, EH8 7QF

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Summary

Offering modern interiors and neutral décor throughout, this first-floor flat forms part of an established building in the Northfield area of the city and accommodates two double bedrooms, a spacious reception room, a breakfasting kitchen, and a bathroom. Externally, it is accompanied by a private garden area, a shared drying green, and access to unrestricted on-street parking. The flat and its location, close to excellent amenities and a short stroll from Holyrood Park, are sure to appeal to a wide demographic.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- First-floor flat in Northfield
- Modern, neutral interiors
- Secure shared entrance
- Hallway with built-in storage
- Southeast-facing living/dining room
- Breakfasting kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Private rear garden area
- Shared drying green
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





First-floor flat in Northfield
with modern, neutral interiors
& two double bedrooms







A private rear garden area with a shared drying green, and unrestricted on-street parking

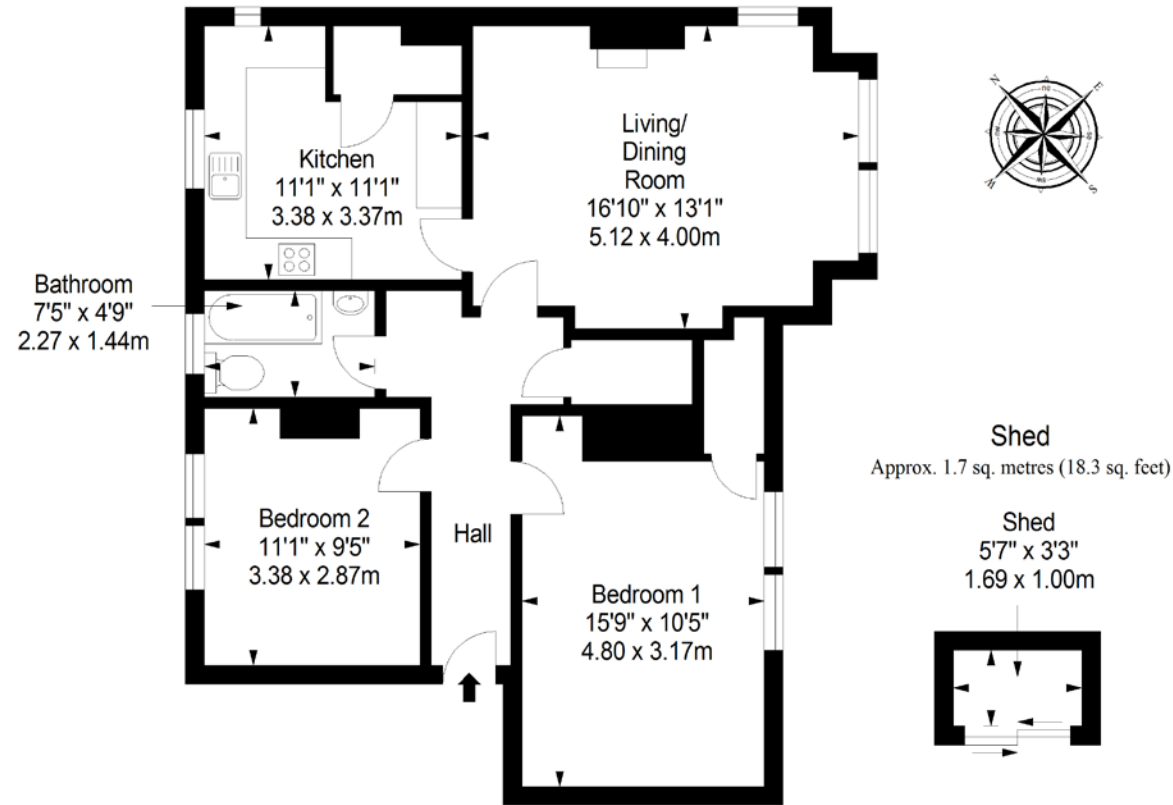




Floorplan

First Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 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.

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