



11 Northfield Park
Edinburgh, EH8 7QT

A

"11 Northfield Park is a spacious two bedroom lower villa, which benefits from private front and side garden"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- WET SHOWER ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT & SIDE GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT 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 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.

The area is well served by regular bus routes into the city centre. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

EPC RATING

The energy efficiency rating for this property is band C.



DESCRIPTION

11 Northfield Park is a well presented and spacious, two double bedroom lower villa which benefits from private front and side garden.

The accommodation comprises: entrance vestibule; welcoming hallway with two cupboards off; living room with access to low maintenance side garden; well equipped kitchen with cupboard off and access to garden; double bedroom one with dual aspect windows allowing natural daylight to flood in and built in wardrobes (this room has potential to be converted into two bedrooms); double bedroom two with built-in wardrobes and wet shower room with electric shower. Further benefits include: gas central heating; double glazing; unrestricted street parking; great transport links and excellent local amenities.

COUNCIL TAX

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

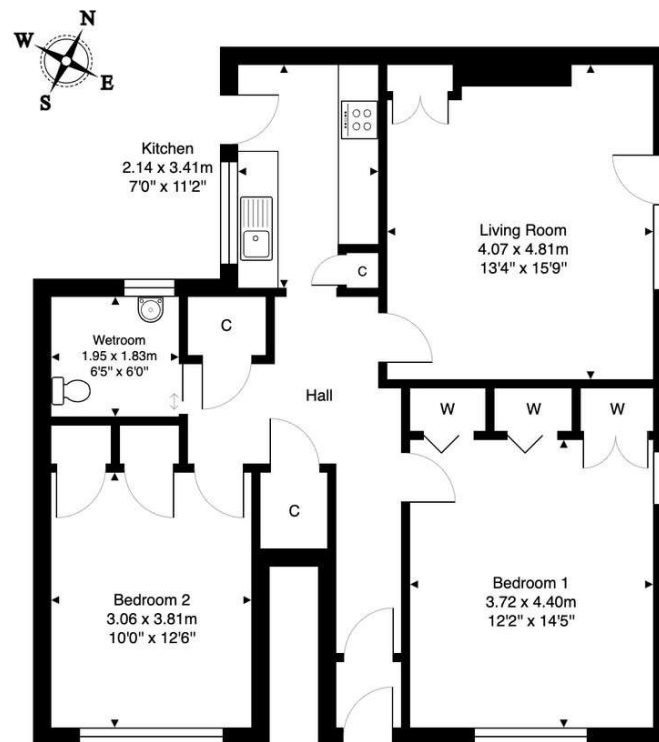
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



11 Northfield Park, Edinburgh, EH8 7QT

Total Area: 79.6 m² ... 857 ft²

All measurements are approximate and for display purposes only



Ground Floor

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

A ANNAN
SOLICITORS & ESTATE AGENTS