

# 25 Northfield Broadway

Northfield, Edinburgh, EH8 7QE

mhdlaw



1 Public



2 Bed



EPC

*Well-Presented Maindoor Flat*







# Features

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- Well-Presented Maindoor Flat
- Entrance Hall With Storage
- Bright Living Room
- Well-Equipped Kitchen
- Two Spacious Double Bedrooms
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Direct Access To Private Front And Rear Gardens
- Brought To The Market In Excellent Condition



## DESCRIPTION

Enjoying a pleasant leafy outlook over an attractive private front garden, this well-proportioned two-bedroom main door flat offers smart, well-maintained living space which also opens directly out to a lovely private rear garden.

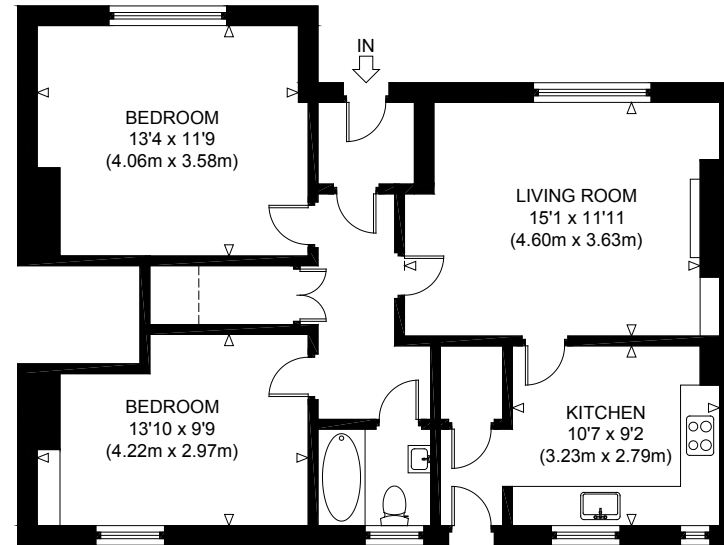
## LOCATION

The property is located in the Northfield area of Edinburgh, just adjacent to Duddingston and Portobello in the east. There are local amenities close by on Willowbrae Road, including a Tesco Express, and more extensive services, including a large Morrisons, on Portobello Road and at Jock's Lodge. Fort Kinnaird is not too far away and offers a wide array of retail, dining and entertainment options, whilst Portobello is a lovely place to visit for independent shops and cafes, and a walk on the prom. The wide open spaces of Holyrood Park, and Arthur's Seat are close by and there is a selection of golf courses including Duddingston Golf Club and Portobello Golf Course. For commuters, the nearby A1 Willowbrae Road provides good motoring access to the City Bypass and adjoining motorways, and there is a regular selection of bus routes running along Northfield Broadway and Willowbrae Road, leading straight into the city centre.

**HOME REPORT VALUE – £210,000**

**COUNCIL TAX BAND C**

*All appliances in the property are sold as seen and no warranties will be given.*



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 760 SQ FT / 70.6 SQ M

NORTHFIELD BROADWAY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.6 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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**Viewing – By appointment, please call MHD Law on 0131 555 0616 and 07450 128281 (evenings and weekends).**

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT  
T: +44 (0) 131 555 0616 E: [edinburgh@mhdlaw.co.uk](mailto:edinburgh@mhdlaw.co.uk)

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