



47 Northfield Broadway
Northfield, Edinburgh, EH8 7QE

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule
- Reception hall with storage.
- Attractive & good-sized living room with feature fire.
- Modern fitted dining kitchen with large storage cupboard.
- Door leading to rear garden.
- Two good-sized double bedrooms, one with fitted wardrobes.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Alarm.
- Attractive paved garden to front.
- Extensive and enclosed split-level garden to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An immaculately presented main door lower villa situated in the sought after Northfield district of the city within a short journey to the east of Edinburgh City Centre. There is an excellent choice of local amenities nearby and the generously proportioned property would be an ideal purchase for a wide range of buyers.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 2.6 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 2 MILES TO BRUNSTANE STATION
AIRPORT: APPROXIMATELY 11.3 MILES TO EDINBURGH AIRPORT.
BUSES: ON YOUR DOORSTEP.

LOCATION

Northfield forms part of a sought after residential area, lying approximately 2 miles east of the City Centre. The area is served with local shops serving everyday needs with a Morrisons supermarket within walking distance. Meadowbank Retail Park is a short drive away, a 24 hour Asda superstore is located at the nearby Jewel district of the city with the Fort Kinnaird Retail Park housing a host of high street shops and services, including a multi-screen cinema, Pure gym and many bistros and restaurants. For recreational facilities, the delightful open space of Arthur's Seat and Holyrood Park are on hand together with the Figgate Park and the delightful Duddingston Loch as well as Portobello beach. The property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The A1 and the City of Edinburgh by-pass provide links to all major motorway networks including Edinburgh International Airport. Well-regarded educational facilities in the area range from nursery to secondary schooling.

EXTRAS:
All fitted floor coverings, light fittings, window blinds, kitchen appliances to include the integrated hob, oven, cooker hood, dishwasher and microwave. The free-standing automatic washing machine will also be included in the for sale price. The wardrobe in bedroom two may be available by separate negotiation.



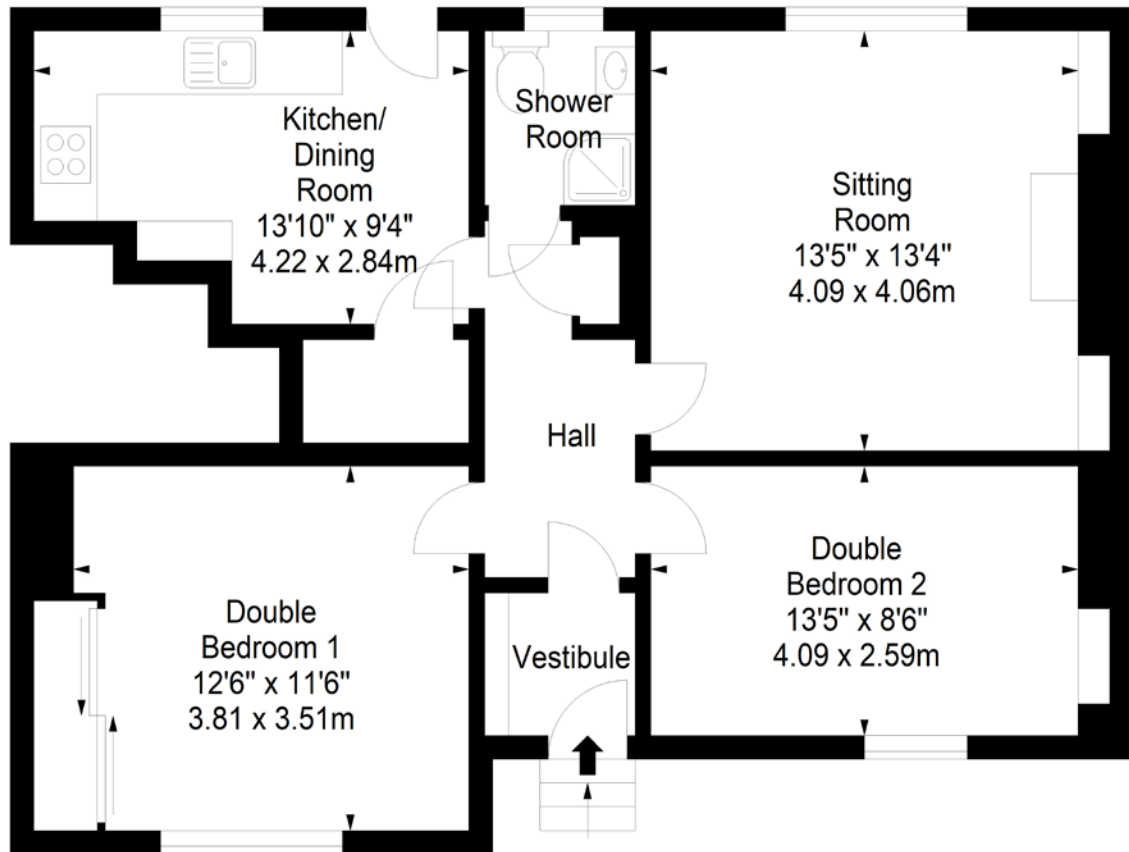
Northfield Broadway,
Edinburgh,
Midlothian, EH8 7QE



Approx. Gross Internal Area
743 Sq Ft - 69.03 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Energy Performance
Certificate Rating D



Ground Floor



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.