



59 Northfield Crescent
Edinburgh, EH8 7QB



"59 Northfield Crescent is a generously proportioned lower villa set on an elevated plot"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

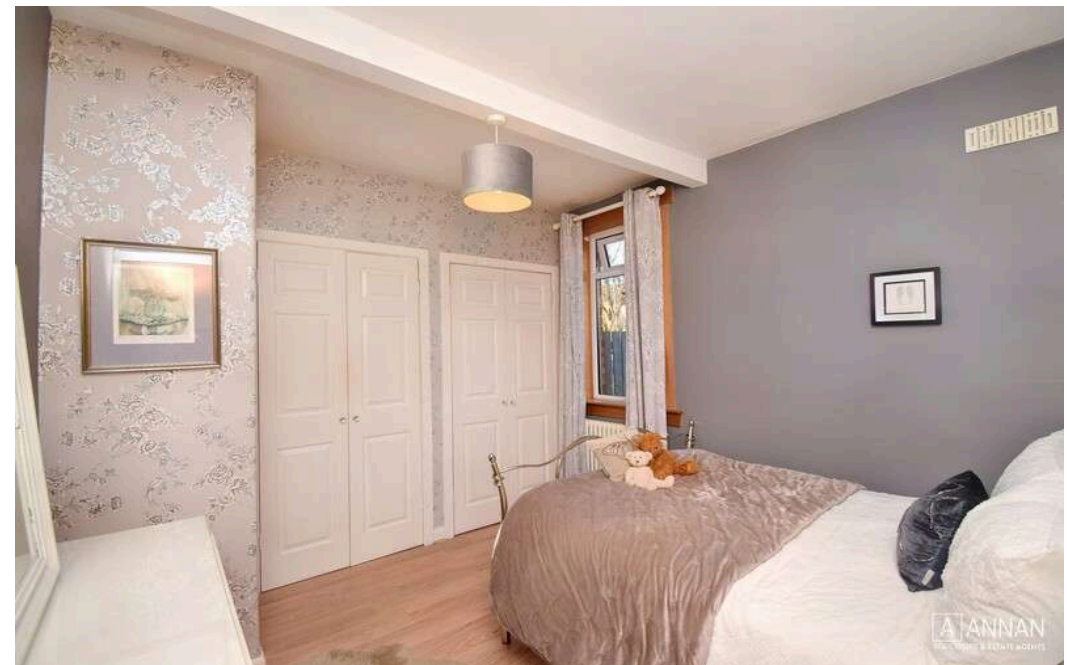
Northfield is an extremely popular residential area located approximately 2 miles to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

Leisure and recreational facilities are provided for by nearby Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. 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..

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

COUNCIL TAX

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



DESCRIPTION

59 Northfield Crescent is a generously proportioned lower villa set on an elevated plot, located on a quiet side-street in the popular area of Northfield. Immaculacy presented both inside and out, with sizeable garden grounds to the front and rear, early viewing is highly recommended. The accommodation comprises: welcoming entrance vestibule; hall with large, deep storage cupboard off; bright and spacious, front facing living room with feature fireplace; modern kitchen with ample floor and wall mounted storage cupboards and views over the enclosed private rear garden; generous front facing double bedroom 1; rear facing double bedroom 2 with built in twin wardrobes and a fully tiled, three-piece bathroom with shower over bath which completes the accommodation on offer. The property further benefits from gas central heating; double glazing; private rear garden mainly laid to lawn with shed and ample unrestricted on-street parking.

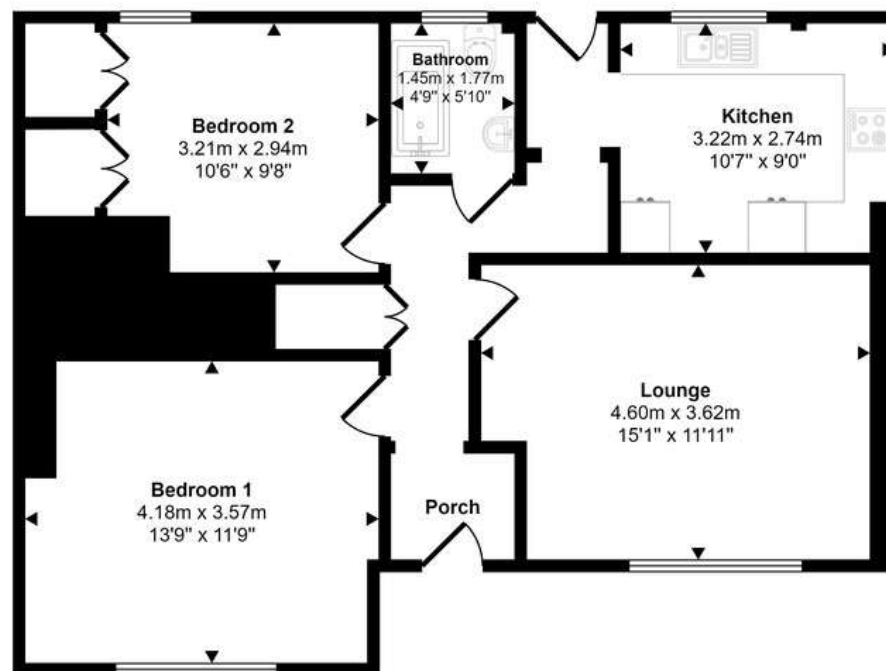
EPC RATING

The energy efficiency rating for this property is band C.

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.



Approx Gross Internal Area
70 sq m / 751 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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