



23 Northfield Broadway
Edinburgh, EH8 7QE

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"23 Northfield Broadway is a generously proportioned main door lower villa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- 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 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.

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.

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.



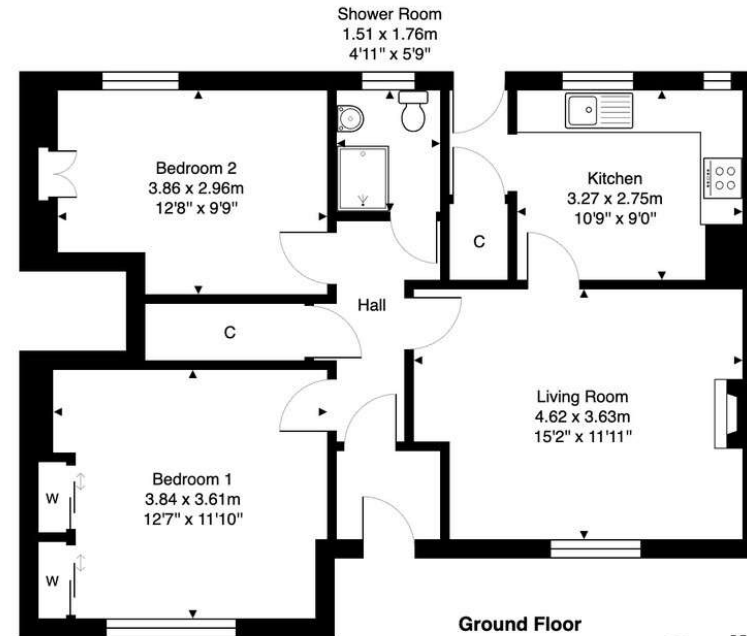
DESCRIPTION

23 Northfield Broadway is a generously proportioned main door lower villa, situated on an elevated plot within the popular area of Northfield, 2 miles east of Edinburgh City centre. With generous private gardens front and rear, with a vast array of local amenities and transport links close at hand, early viewing is highly recommended. Having been freshly decorated throughout, the accommodation comprises: welcoming entrance vestibule; hall with large, deep storage cupboard off; bright and spacious, front facing living room; generous kitchen set to the rear with ample floor and wall mounted storage cupboards and views over the enclosed rear garden; front facing double bedroom 1 with built in storage cupboards; rear facing double bedroom 2 with built in wardrobes and a fully tiled shower room which completes the accommodation on offer. The property further benefits from gas central heating; double glazing and ample unrestricted on-street parking.

EPC RATING

The energy efficiency rating for this property is band D.

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.



Ground Floor



23 Northfield Broadway, Edinburgh, EH8 7QE

Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

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