



42/6 Northfield Broadway, Northfield
Edinburgh, EH8 7PH



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.

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.

The area is well served by regular bus routes into the city centre. Brunstane and Newcraighall railway stations connect to the city centre and beyond. 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.

DESCRIPTION

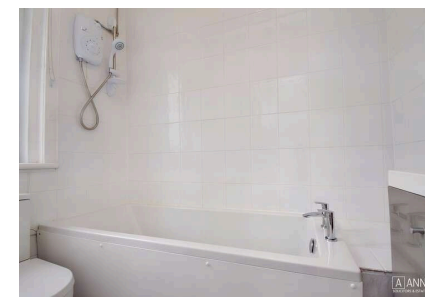
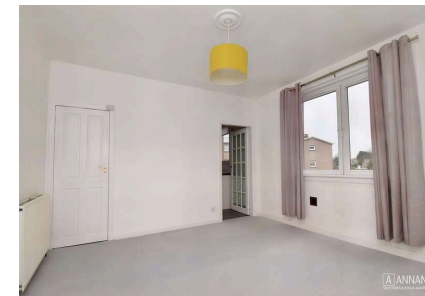
Northfield Broadway is an excellent top floor flat, located in the popular district of Northfield, lying to the east of Edinburgh city centre. The accommodation comprises: welcoming entrance hall with large storage cupboard off; bright and spacious, front facing living; modern kitchen with ample floor and wall mounted storage cupboards; rear facing double bedroom 1 with built in storage space; double bedroom 2 and a three-piece family bathroom with electric shower over bath. The property further benefits from gas central heating; double glazing; communal rear garden and ample unrestricted on-street parking. White goods are included in the sale - no warranties given.

EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

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



A ANNAN
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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.

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