



boyd property

2-1 Northfield Gardens
EDINBURGH | EH8 7QG

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Description

Boyd Property are delighted to present to the market stylish ground floor flat which has been decorated and upgraded to an impeccable standard throughout and offers generously proportioned accommodation, located in a very popular residential area close to good local amenities. The property briefly comprises: a welcoming entrance hall, a beautiful light, spacious twin windowed lounge that provides a comfortable space for relaxing, the kitchen is fitted with modern based and wall mounted units that are complimented with ample worktop surfaces. There are two light and airy double bedrooms that provide a tranquil retreat, both with fitted storage and there is useful child's playroom/work from home office off the hall. The contemporary shower room with white suite with a corner glass shower enclosure. The property benefits from gas central heating, double glazing, well maintained private front and rear gardens & access to a communal drying green also located at the rear. There is unrestricted on-street parking available to the front. This property will make a perfect home and will appeal to first time buyer, professional couple, young family, buy to let investor or perhaps someone who is downsizing from a larger family home. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

Northfield is a long-established residential area lying to the east of the city centre, between Holyrood Park, Willowbrae and Portobello. Local shops can be found throughout, whilst a Morrisons superstore lies on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1, with regular public transport also available.

Extras

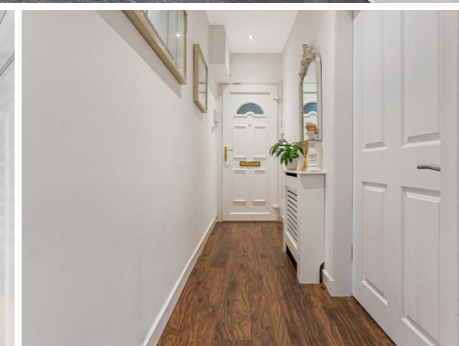
All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

For price and viewing information contact Agents.



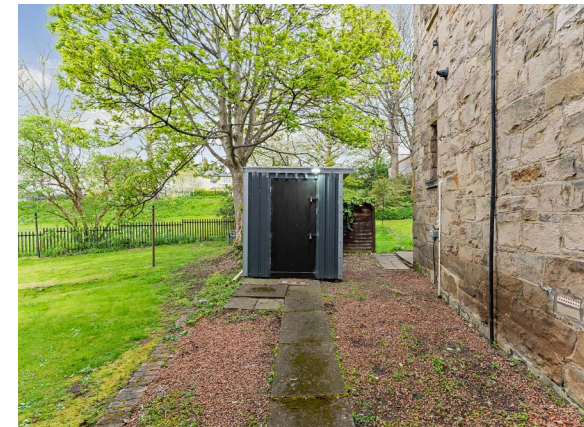
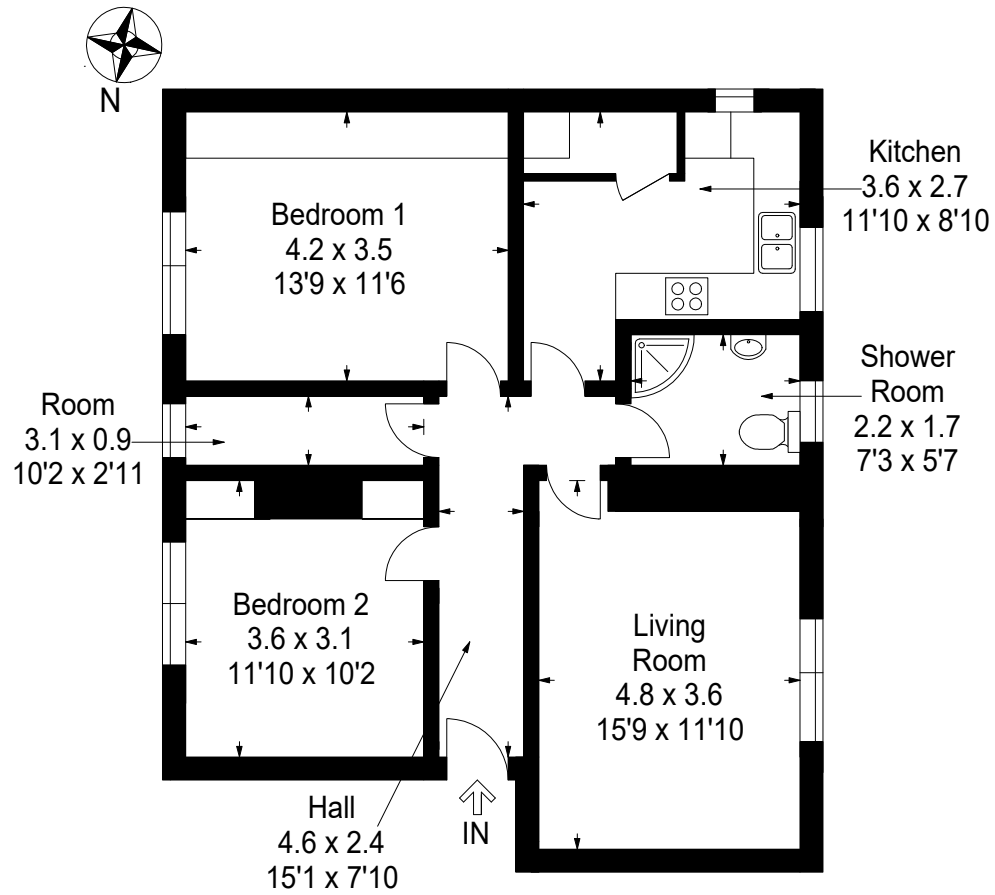
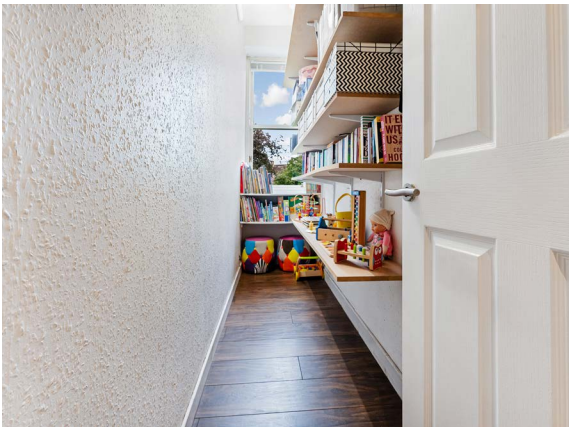
“A stylish ground floor flat which has been decorated and upgraded to an impeccable standard throughout and offers generously proportioned accommodation, located in a very popular residential area close to good local amenities.”



Features

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- Child's playroom/Home office
- 1 Bathroom
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Communal drying green
- On street parking





Approximate Internal Floor Area 764 Sq Ft / 71 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.