



GILSON GRAY

LAW • PROPERTY • FINANCE

98 NORTHFIELD FARM AVENUE

Northfield, Edinburgh, EH8 7QZ



This three-bedroom main-door upper villa is attractively presented with stylish, contemporary interiors and forms part of an established residential development in the Northfield area of Edinburgh. It is sure to appeal to a wealth of buyers and benefits from close proximity to excellent amenities, including a convenience store just across the road, more extensive shopping within easy reach, primary and secondary schooling, transport links across the city, and scenic open spaces, including beautiful Figgate park. Extras: Integrated kitchen appliances comprising induction hob, oven, fridge freezer and washing machine which are all new. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Main-door upper villa in Northfield
- Well-presented, contemporary interiors
- Private ground-floor entrance and first-floor hall
- Southeast-facing living room
- Modern dining kitchen with fitted seating
- Three well-proportioned bedrooms, all with built-in storage
- Stylish family bathroom with shower-over-bath and towel radiator
- Private, low-maintenance rear garden
- Double garage for private parking







"A THREE-BEDROOM MAIN-
DOOR UPPER VILLA WITH
CONTEMPORARY INTERIORS,
A DOUBLE GARAGE, AND A
PRIVATE REAR GARDEN"





EPC RATING:

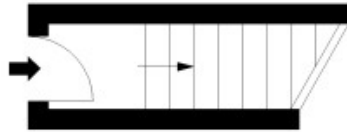


COUNCIL TAX BAND:

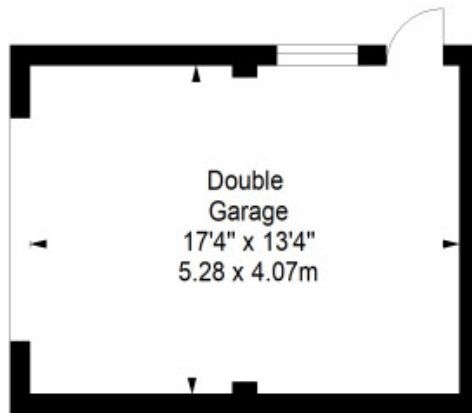


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

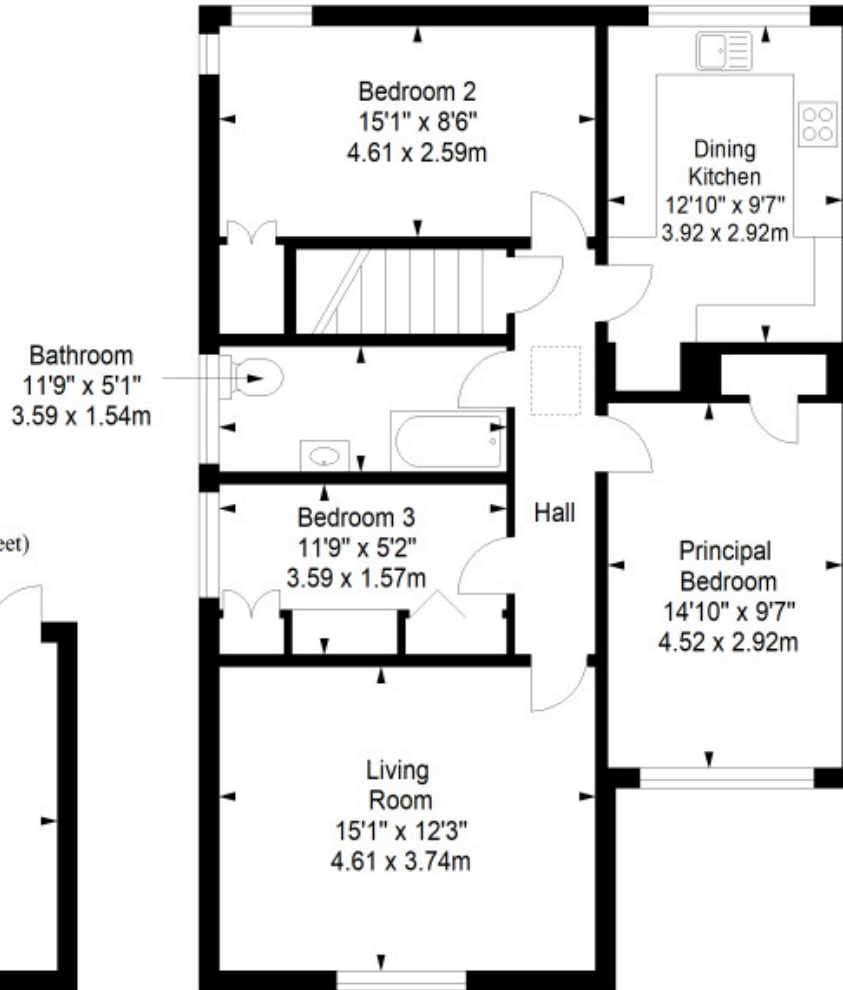
Ground Floor
Approx. 3.6 sq. metres (38.8 sq. feet)



Double Garage
Approx. 21.5 sq. metres (231.4 sq. feet)



First Floor
Approx. 82.1 sq. metres (883.7 sq. feet)



Total area: approx. 107.2 sq. metres (1153.9 sq. feet)



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BORDERS

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