



**10/6 Northfield Drive
Edinburgh, EH8 7RW**

A

"10/6 Northfield Drive is a three-bedroom, first and second floor duplex apartment"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GROUNDS
- 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.

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.

COUNCIL TAX

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



DESCRIPTION

10/6 Northfield Drive is a three-bedroom, first and second floor duplex apartment, located in an established residential development to the east of Edinburgh city centre. Offered to the market in superb order, the accommodation comprises: main door leading to hallway with carpeted stairway leading to the upper landing; generous bright and spacious living room with access to the kitchen off, with ample floor and wall mounted storage units as well as integrated appliances; front facing double bedroom 1 with cupboard space; double bedroom 2 and double bedroom 3 located to the rear and a family bathroom with mains fed shower over bath which completes the accommodation on offer. Further benefits include: gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band C

