



Solicitors & Estate Agents










Offers Over
£180,000

36/5 Northfield Drive

Northfield | Edinburgh | EH8 7RH

Located within the popular Northfield area of Edinburgh is this bright and well-proportioned first and second floor maisonette. The property has been meticulously upgraded by the current owner to offer a true turn key opportunity for any buyer, early viewing is advised.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking Bays
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Internally the property is offered to the market in the highest of decorative order and briefly comprises; Welcoming hallway with staircase which has modern built in lighting; generous reception room overlooking the leafy aspect to the rear; stylish kitchen offering high quality fitted wall and base units, matching worktop and splashback along with a fitted breakfast island, off the kitchen is a cleverly designed separate utility area. To the upper level and the principal bedroom is a generous double with a front aspect, carpet and built in storage; two further well proportioned double bedrooms enjoy a pleasant and peaceful rear aspect to the leafy surrounds. The family shower room consists of a two piece suite and walk in shower, complete with black fixtures and fittings and contemporary tiling.



Extras

The property shall be sold with all fixtures, fittings and fitted floor coverings together with the integrated appliances and free-standing fridge. Other items may be available through separate negotiation.

Gardens & Parking

To the rear are enclosed communal gardens and drying greens. Please note the spaces are due for upgrading by the council in the future.

On street parking bays are available for residents and visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





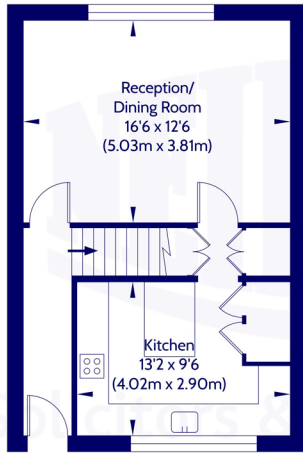
Location

The property is well positioned in the popular residential area of Northfield, ideally placed to take advantage of all local amenities including shopping, sporting and recreational facilities. For larger shopping trips, the Fort Kinnaird Retail Park and Asda Superstore can be easily reached in ten minutes by car or bus. There is a good choice of nursery, primary and secondary schools in the vicinity. A frequent public transport system passing along the main road gives easy access to the City Centre and the east side of Edinburgh.





Approx. Gross Internal Floor Area 84.74 Sq M / 912 Sq Ft.



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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