



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17/2 Northfield Farm Avenue

Edinburgh EH8 7QW

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Nestled in a charming, well-established residential area, this delightful flat captures the essence of cosy yet stylish living, offering everything you need and more. Plus, you're just a stone's throw away from the picturesque Figgate Park, making it easy to enjoy leisurely walks and outdoor activities.

On entering the property, you'll be greeted by white washed walls and warm wood effect flooring, that sets the stage for the warmth and elegance to follow. The residence features a particularly bright dual-aspect lounge/diner that seamlessly flows into an open-plan kitchen, creating a perfect space for entertaining or enjoying quiet evenings at home. The south-facing orientation of the lounge and bedroom ensures natural light throughout the day. The kitchen is thoughtfully designed with two built-in pantries, perfect for storing all your cooking essentials. Retreat to the spacious bedroom, which offers not only generous dimensions but also built-in storage for your convenience. The stylish shower room is a modern haven, providing a spa-like experience. Additional storage is abundant within the flat, plus an external store for your extra belongings.

Extras: all fitted floor coverings, light fittings, blinds and kitchen appliances, will be included in the sale.

Property Summary

- Located close to Figgate park
- Lower villa flat - forming one of only four in block
- Bright, airy dual aspect lounge/diner
- Open plan kitchen with pantry's
- Spacious double bedroom
- Stylish shower room
- Gas central heating & double glazing
- Communal gardens; front and rear with shared drying green
- On street parking
- EPC Rating - C | Council Tax Band - A

Home Report Value - £150,000







Lovely one
bedroom lower
villa flat, close to
Figgate park





Nearby Figgate Park



Northfield

Northfield is a popular and well established residential area, east of the city centre. Close to a number of open spaces, including the award winning Figgate Park, Holyrood Park, the beach and promenade at Portobello, as well as the charming Duddingston Village and Duddingston Loch.

A good range of local amenities are available within the area, along with Meadowbank Retail Park, a Morrisons and Asda store. More extensive shopping is found at Fort Kinnaird, which includes a Marks & Spencer and Odeon Cinema.

A good selection of schooling is available, primary's include the Royal High and Duddingston and secondary's include; Holyrood or Portobello.

Good transport links into the city centre by way of a regular bus service and the A1 and city by pass can be easily reached by car.

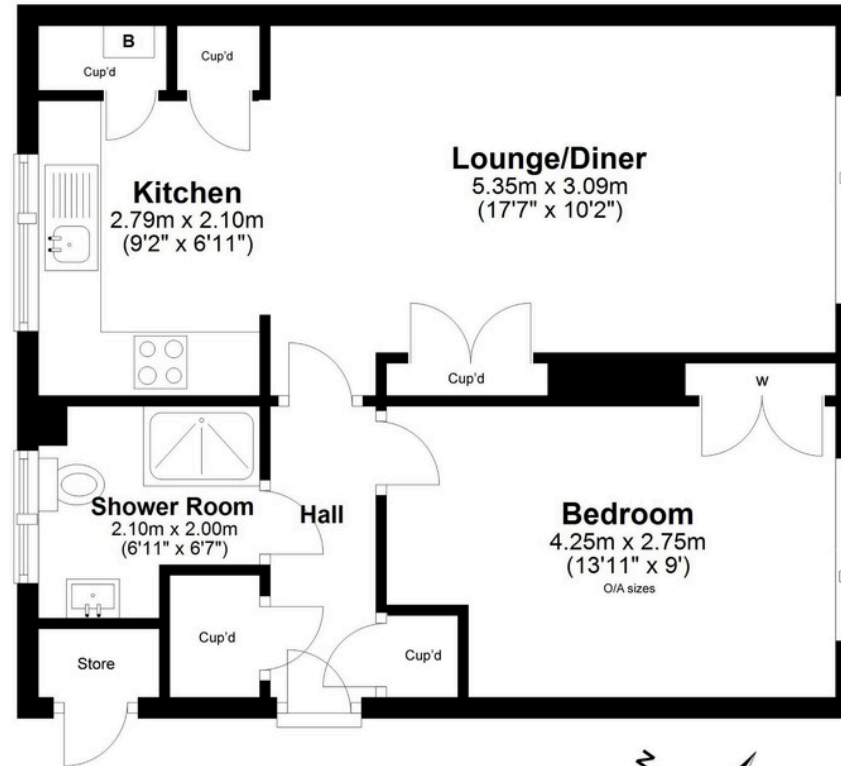
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dream property!



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Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)

 **espc** CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

