



GILSON GRAY

LAW • PROPERTY • FINANCE

65 NORTHFIELD DRIVE

Northfield, Edinburgh EH8 7RG



This immaculately presented two-bedroom terraced house is located in popular Northfield and comes with spacious accommodation and stylish, contemporary interiors. The home boasts a generous living room with a southeast-facing floor-to-ceiling window enjoying ample natural light, plus an open-plan layout to the newly installed dining kitchen (2020) with an instant boiling water tap and integrated appliances including a dishwasher. The property comes with two double bedrooms with built-in wardrobes (one with a sunny aspect), a modern shower room, and being fitted with the required smoke/heat alarms, plus gas central heating via a new boiler (2020) and double glazing. Externally, the property features a single garage and an enclosed rear garden with outdoor seating space. Extras: All fitted floor and window coverings, light fittings, a dishwasher, and a microwave/oven are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price.

FEATURES

- Attractive mid-terrace house
- Established residential setting in Northfield
- Outstanding location near greenspace, the beach and commuter links
- Modern interiors and fixtures throughout
- Entrance porch with storage
- Spacious living room
- Stylish dining kitchen with rear access
- Main bedroom with a fitted wardrobe
- Second double bedroom with wardrobe
- Modern shower room
- Easy to maintain private gardens
- Private garage parking
- Gas central heating and double-glazed windows







"THE PROPERTY BOASTS EASY ACCESS TO A WEALTH OF AMENITIES, SHOPS, TRANSPORT LINKS, OUTDOOR SPACE AND PORTOBELLO BEACH."





EPC RATING:



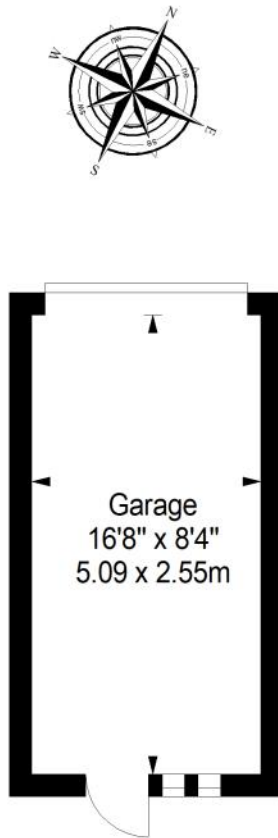
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

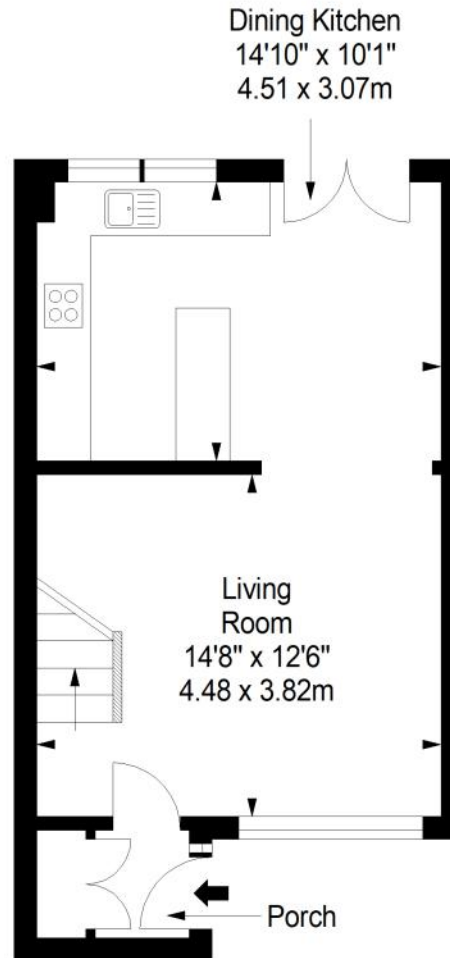
Garage

Approx. 13.0 sq. metres (139.9 sq. feet)



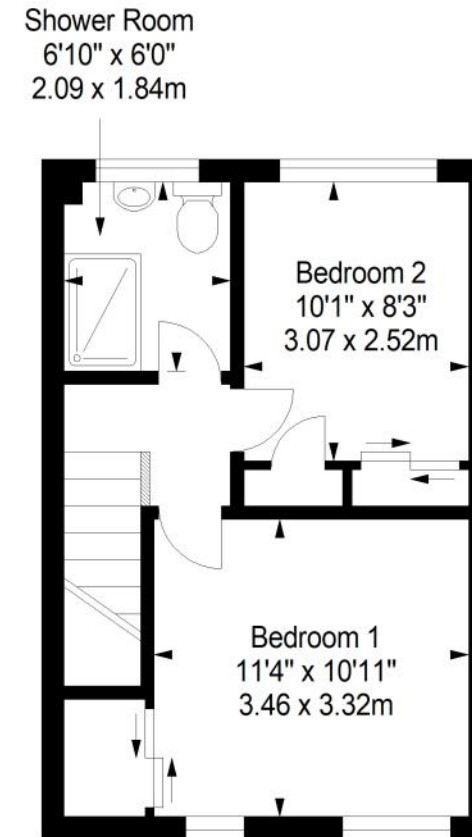
Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 78.6 sq. metres (846.0 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.