

COULTERS[®]



104 NORTHFIELD FARM AVENUE

NORTHFIELD, EDINBURGH, EH8 7QZ

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the sought-after area of Northfield, this immaculate three-bedroom upper villa offers spacious living and a private rear garden. The property features three generously sized double bedrooms providing ample space for family living or home office use.

KEY FEATURES



Immaculate and spacious upper villa.



Three double bedrooms.



Private rear garden with shed.



On street parking.



A short distance from Portobello Beach.



Fantastic transport links nearby.



EPC Rating - D



Council Tax Band - D





The well-maintained home also includes a bright, airy lounge and a fully-equipped kitchen, perfect for modern living and a family bathroom with overhead shower. Enjoy outdoor space with your own private garden with paved dining area, ideal for relaxing or entertaining, complete with a convenient shed for storage.

The property also benefits from double glazing and gas central heating throughout, on-street parking and is located just a short distance from the popular Portobello Beach.





THE LOCAL AREA

Northfield is located to the east of Edinburgh. Known for its family-friendly vibe, this charming neighborhood offers a perfect balance of suburban tranquility while being within easy reach of the city's amenities and attractions.

The area benefits from excellent local amenities, including schools, parks, and shops, providing everything you need for everyday living. Northfield Park, a large green space, is a great spot for outdoor activities, while nearby Portobello Beach offers scenic coastal walks and leisure options.

Northfield is well-connected by fantastic transport links to the City Centre while also being close to the A1 and City Bypass.

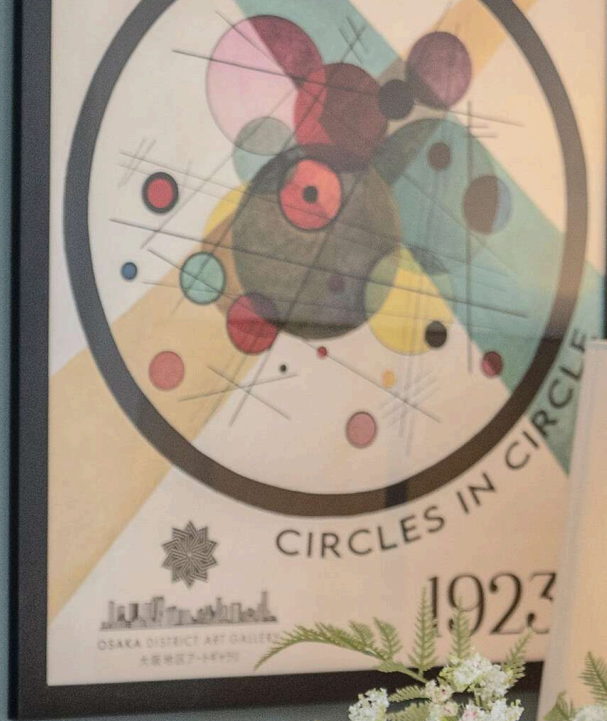
EXTRAS

All blinds, light fittings and integrated kitchen appliances are included in the sale price.

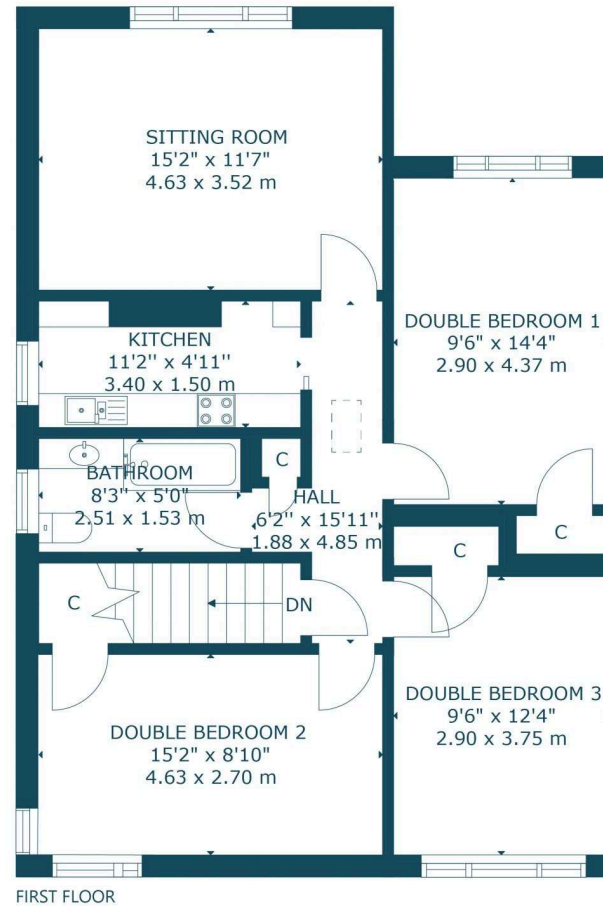
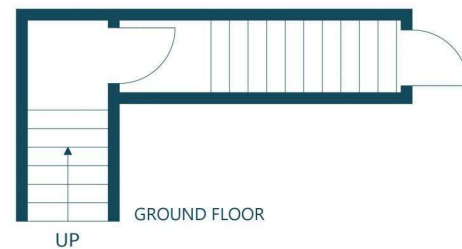
Planning has been previously approved for a garage to be built. Further information available on request.

HOME REPORT VALUATION: £230,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.