



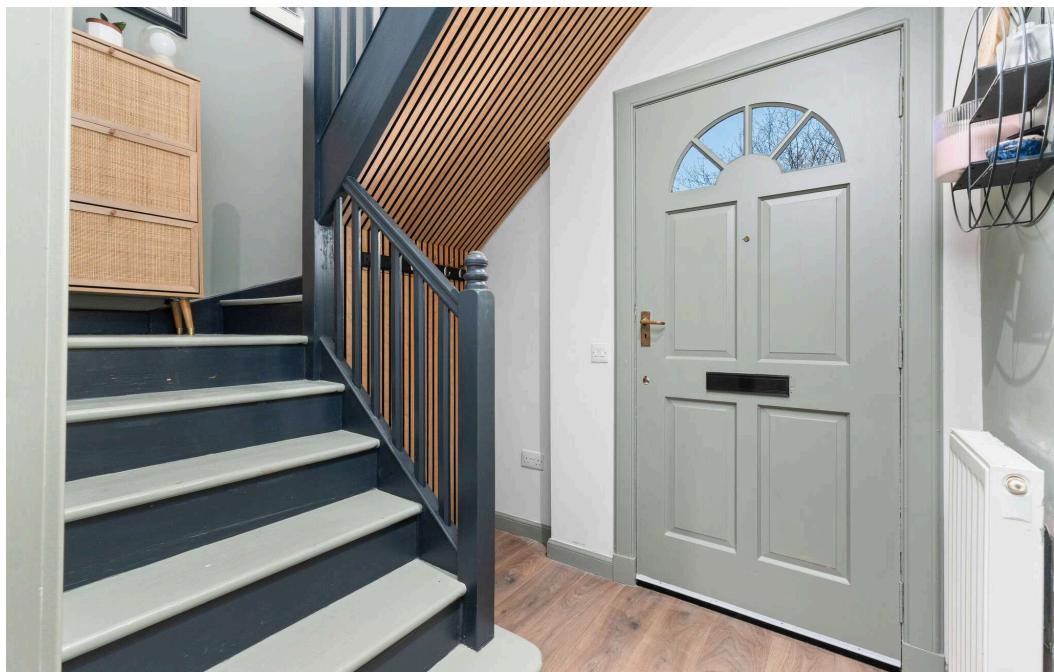
**53 Northfield Avenue**  
Edinburgh, EH8 7PS

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*"53 Northfield Avenue is a beautifully presented, bright and spacious semi-detached house"*

- HALLWAY
- LIVING ROOM
- KITCHEN
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE W.C
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE AND REAR GARDEN
- UNRESTRICTED ON STREET PARKING





53 Northfield Avenue, Northfield, Edinburgh, EH8 7PS





## 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. 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 Edinburgh College and Queen Margaret University campus.

## COUNCIL TAX

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



## DESCRIPTION

53 Northfield Avenue is a beautifully presented, bright and spacious semi-detached house situated in the Northfield area of Edinburgh. The accommodation is in excellent decorative order throughout.

On an elevated site with open outlook, the accommodation consists of: hallway with access to the upper level via the carpeted staircase; living room with deep walk in cupboard and hard wood flooring; modern fitted kitchen/diner incorporating a stainless-steel sink, a gas hob, double electric oven, dishwasher, hard wood flooring, space for a dining table and chairs, deep walk in cupboard and a door to the private garden. The first-floor consists of a landing which serves all rooms and gives access to the attic space; double bedroom one has large built in wardrobes and an en-suite W.C; double bedroom two with cupboard space and double bedroom three complete the accommodation.

Further benefits include gas central heating, double glazing, easily maintained front garden, private enclosed side and rear garden which is mainly laid to lawn with greenhouse and garden shed and unrestricted on street parking.

## EPC RATING

The energy efficiency rating for this property is band D



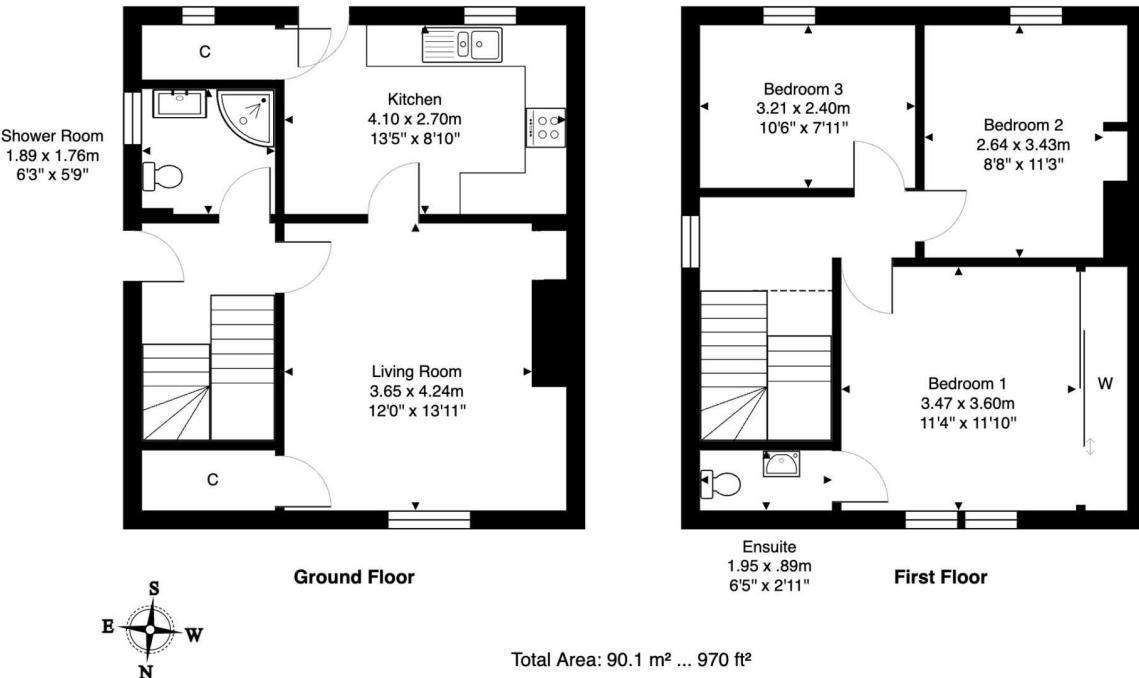


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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