



41 Northfield Broadway

Northfield, Edinburgh, EH8 7QE



VMH ESTATE AGENTS



2 bedroom lower villa located in the popular Northfield area.

- Sitting room
- Kitchen
- 2 double bedrooms
- Shower room
- Bright & well proportioned
- Well presented throughout
- Ideal for a first time buyer
- Excellent location close to amenities
- Close to public transport links
- Gas central heating & double glazing



Offers Over: £200,000

EPC Rating: D

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Early viewing is highly recommended for this 2 bedroom lower villa located in the popular Northfield area.

Internally the property has been well maintained and is presented in move in condition.

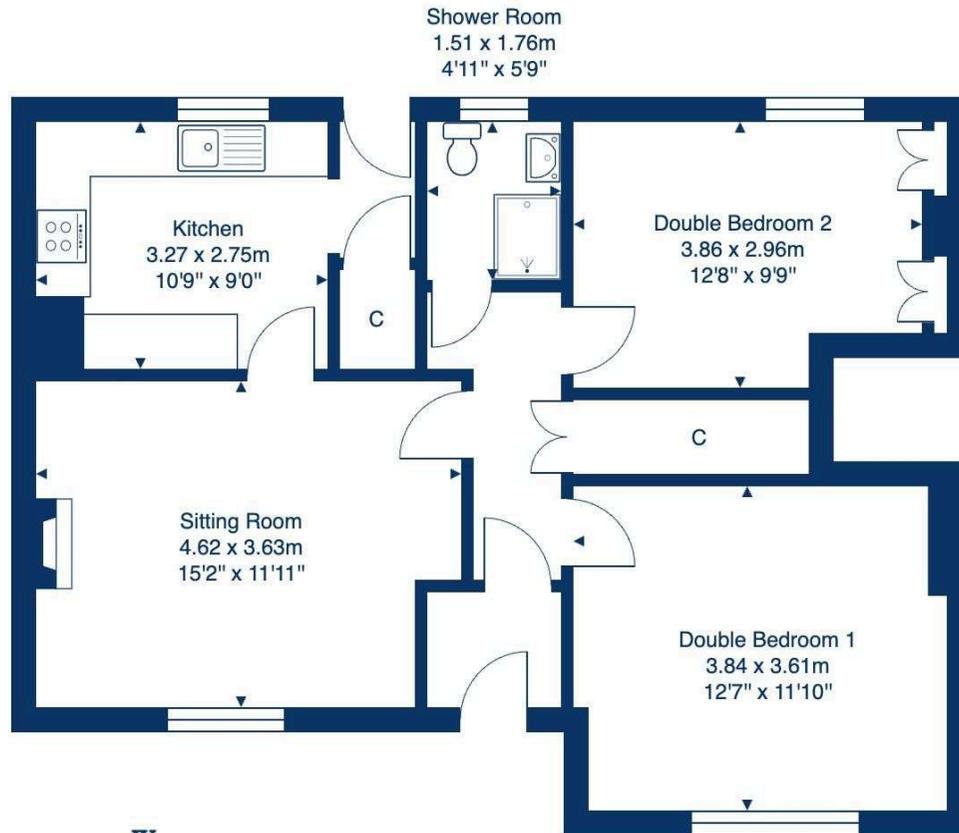
The property further benefits from private gardens to the front & rear, gas central heating and double glazing.

Extras

All fitted floor coverings, light fittings, hob, oven, extractor hood, fridge/freezer, washing machine and garden shed are included in the sale price.



41 Northfield Broadway, Edinburgh, EH8 7QE



Ground Floor

Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

Location

The property is located in the popular area of Northfield, which lies a short distance to the east of the city centre. Within the vicinity there is an excellent range of amenities with further shopping available at Meadowbank Retail Park and Fort Kinnaird Retail Park. The open spaces of Arthur's Seat and Holyrood Park are close by along with Figgate Park, Duddingston Loch and Portobello Beach. Regular bus services run to and from Edinburgh city centre and there are good links to all major motorway networks via the A1 and Edinburgh City Bypass.





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.