





## Welcome

10 Northfield Park Grove is a well presented and spacious two bedroom mid-terraced villa with private gardens to the front and rear, situated in the popular residential area of Northfield and neighbouring Mountcastle. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre and surrounding areas. The property is in good decorative order and in move in condition. The accommodation briefly comprises :-

- Vestibule entrance with a useful shelved storage space
- Lovely south facing lounge with large window giving good natural light, under-stair storage with coat hooks. The lounge flows nicely to the dining room which has a patio doors giving direct access to the rear garden.
- Kitchen has a range of white wall and base units, integrated electric oven and gas hob and door giving access to the rear garden
- Bedroom one has excellent storage from the built in mirrored wardrobes and a built in cupboard, two windows giving good natural light.
- Bedroom two situated to the rear of the property and has a large storage cupboard.
- Modern bathroom with window giving natural light, shower over bath and shower-board to all walls.
- The property benefits from gas central heating and double glazing.
- Externally there are secure garden areas to the front and rear and unrestricted on street parking.

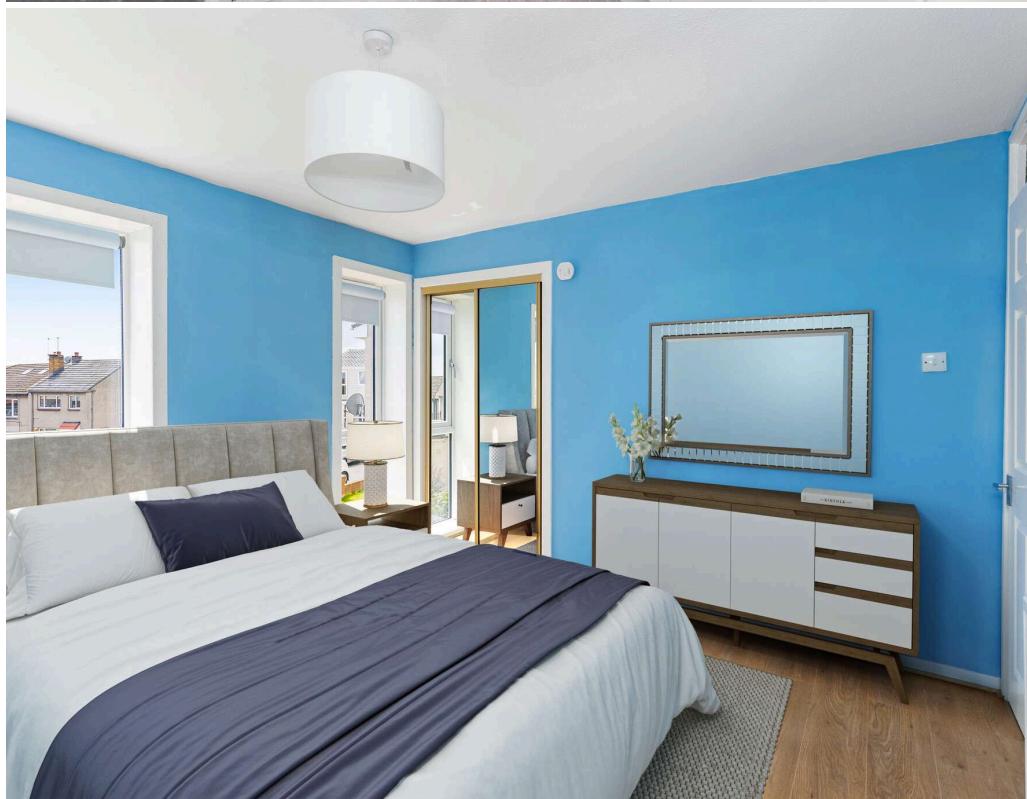


## Northfield

The popular Northfield area lies a short distance to the south-east of the city centre and has a thriving community. Local shops cater for everyday needs, with a Morrisons Supermarket on Portobello Road, Fort Kinnaird Retail Park, and an ASDA Supermarket at the Jewel, all just a short journey away. A wealth of leisure and recreational facilities within the proximity include Figgate Park, Holyrood Park, Arthurs Seat, Portobello Beach & Promenade, and several renowned golf courses including Duddingston. Catchment schools include Duddingston Primary School and Portobello High School, St Johns RC Primary and Holyrood RC High School, with Edinburgh College or Queen Margaret University for students nearby. An efficient public transport network operates to many parts of the city & surrounding areas, and the City Bypass and main motorway networks are also within easy reach.

## Extras

The property is sold as seen at the viewing and includes the garden storage,



# Get in touch

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 **CHARTERED FIRM**

**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

