

COULTERS®



94 (GARAGE) NORTHFIELD DRIVE

NORTHFIELD, EDINBURGH, EH8 7RF





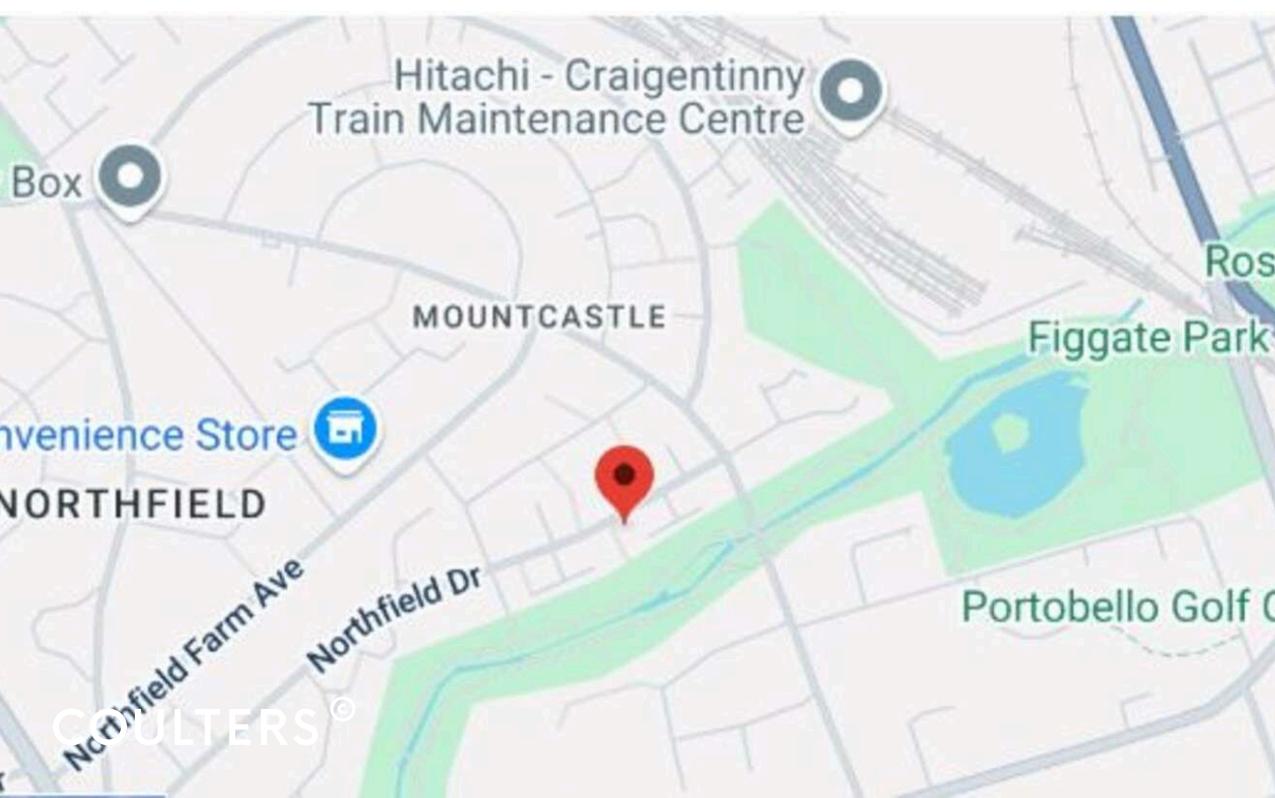
## TAKE A LOOK INSIDE

94 Northfield Drive is a single garage situated within a terrace of garages in the quiet residential area of Northfield in the east of Edinburgh.

The property has a secure up-and-over door to the front and the roof has been fully replaced within the last few years.

The garage measures 13 sqm and would allow for 1 car to be parked.

## KEY FEATURES



- Single garage located within a terrace of garages.
- Up and over door.
- New roof installed.
- Situated with a quiet residential area.



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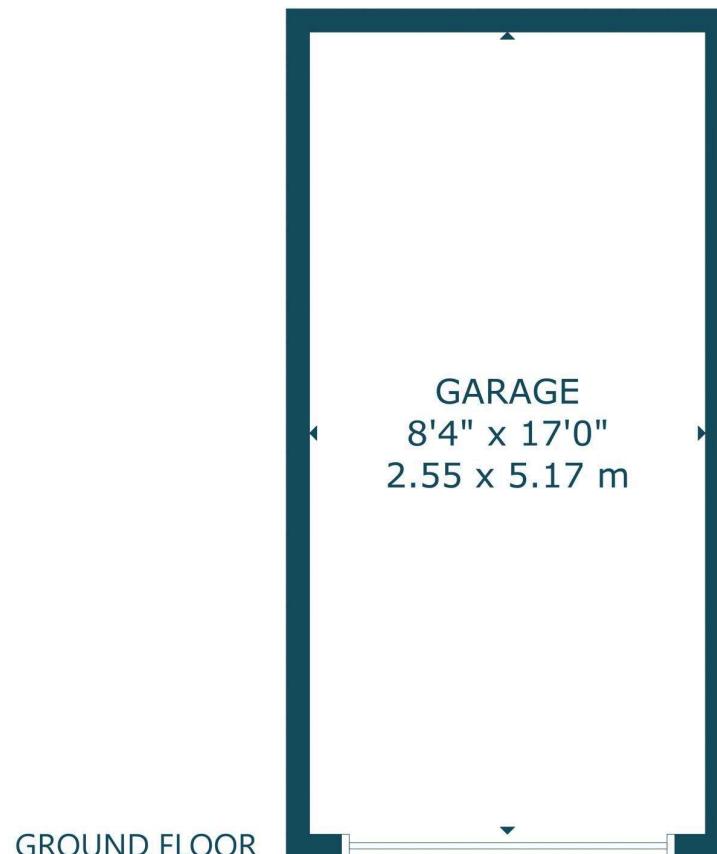
## THE LOCAL AREA

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.

Figgate 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.



94 NORTHFIELD DRIVE, EDINBURGH, EH8 7RF - GARAGE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 140 SQ FT / 13 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.