



12/2 Northfield Avenue, Edinburgh, EH8 7RP



Welcome

Welcome to Northfield Avenue, this beautifully presented, two-bedroom ground floor flat offers bright and spacious accommodation. The property is ideally located in the popular and well-established residential area of Northfield, Edinburgh, close to many local amenities, schooling and swift transport links. Further benefits include a private south-facing garden and private driveway, offering excellent outdoor space and off-street parking. This charming property will be suited to a range of buyers including those purchasing for the first time, downsizers, and investors alike. Presented to the market in good order throughout, we would recommend an early viewing.

Features

- Reception hallway
- Front facing living room
- Fully fitted breakfasting kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Private garden to the front.
- Shared gardens to the rear
- Secure entry system
- Private driveway with additional on street parking available





Northfield

The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the revamped Meadowbank Sports Centre is now open and offers sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holyrood Park, with a choice superb golf courses conveniently close including Craigentinny and Duddingston. An efficient public transport network operates to most parts of the town and surrounding areas, with the city bypass and main motorway networks are also within easy reach.

Extras

All existing floor coverings, light fittings, blinds, and integrated kitchen appliances (where applicable) are included in the sale.

Get in touch

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Property Hub:

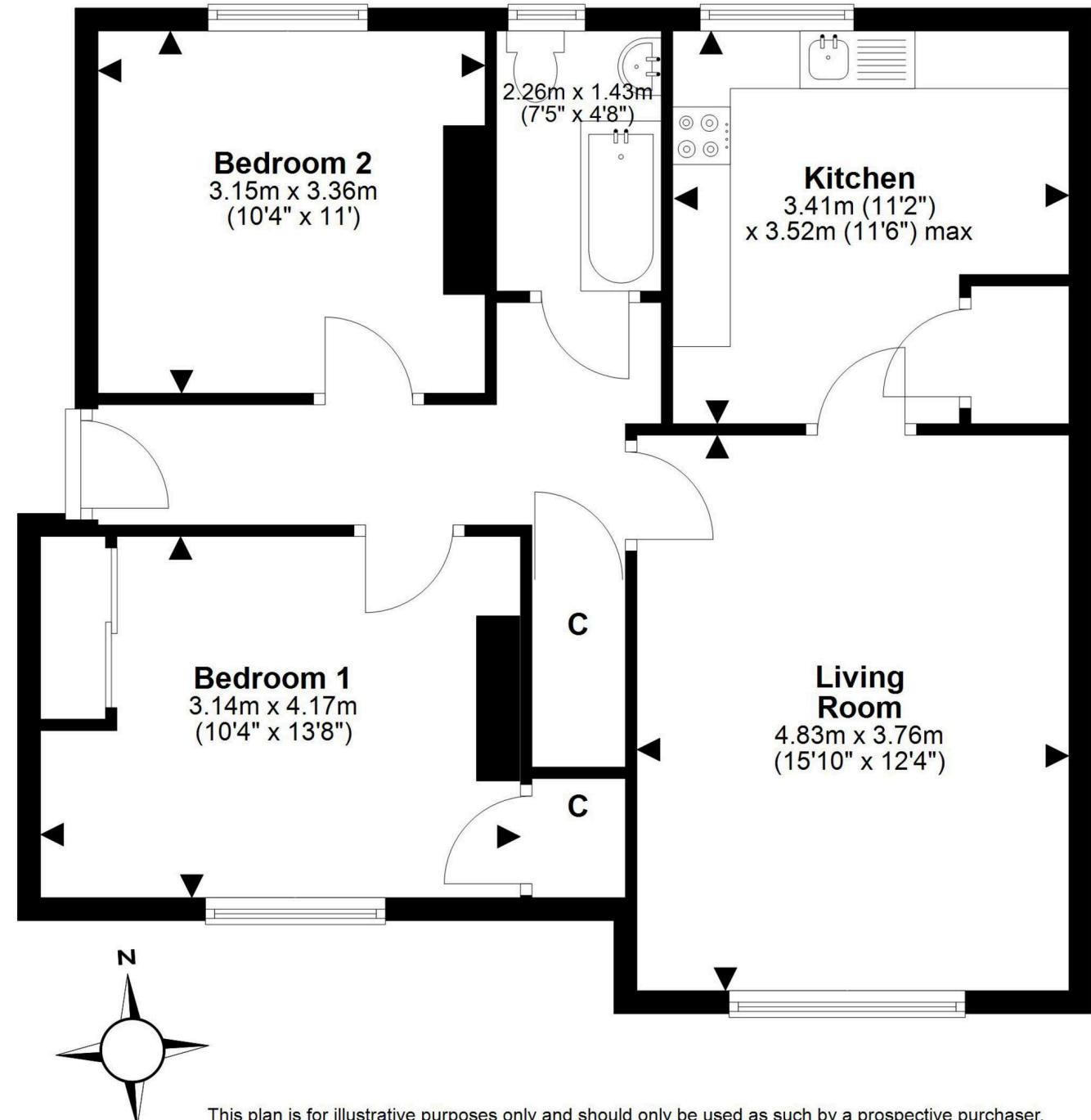
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.