



# 15 Northfield Circus

Northfield, Edinburgh, EH8 7PZ



VMH ESTATE AGENTS





## Exceptional, beautifully presented semi-detached house with large driveway & sunny rear garden

- Stunning sitting/dining room
- Stylish kitchen/breakfast room
- 4 spacious double bedrooms
- Bathroom & separate shower room
- Tastefully extended & upgraded
- High quality fixtures & fittings
- Popular & convenient location
- Landscaped sunny rear garden
- Large driveway
- Gas central heating & double glazing



**Offers Over: £475,000**

**EPC Rating: D**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**



# About the Property

Located in the desirable residential area of Northfield, this truly impressive 4 bedroom semi-detached house benefits from a delightful, enclosed sunny rear garden and a large driveway to the front.

The current owners have carried out extensive upgrades throughout as well as an exceptional extension to form a wonderful sitting/dining room with bi-fold doors to the private garden, and a stunning kitchen/breakfast room fitted with high quality fittings and integrated appliances. The extension has allowed for the addition of a further bedroom and additional bathroom on the ground level. Throughout the property tasteful, stylish fittings and decor have been introduced to create a superb home offering bright and generously proportioned accommodation over two levels. Viewing is highly recommended.

## Extras

All fitted floor coverings, blinds, light fittings, Range style cooker, extractor hood, 2 fridge freezers, dishwasher and washing machine are included in the sale price. The garden shed is also included in the sale price.











## 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. 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.



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House - Approx. Gross Internal Area - 1360 Sq Ft - 126.34 Sq M

For identification only. Not to scale. © SquareFoot 2026





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