



61 Northfield Drive, Northfield, Edinburgh, EH8 7RG

Light and Tastefully Presented, Two-Bedroom, End-Terrace House

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, two-bedroom, end-terrace house, with gardens. Located on a quiet and leafy, residential side street, in the popular area of Northfield, east of Edinburgh city centre.

Comprises an entrance porch, living room, kitchen, two double bedrooms, box room and a family bathroom.

Highlights include a modern fitted kitchen, with appliances, and extensive contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision, including a loft space.

Externally, there is a lawn to the front, whilst an enclosed rear garden includes a lawn and a shed.

A bright entrance porch, with storage, opens into a living room, with further storage, enjoying plenty of natural light from a wide, front-facing window. Finished with modern, wood-effect flooring, the tastefully presented reception room offers ample space for freestanding lounge furniture and connects to a kitchen, via an inner hallway. Enjoying garden access and benefiting from a breakfast bar, the kitchen is fitted with streamlined, handleless units, marble-effect worktops and metro-tiled splashbacks. Appliances include an integrated oven, an induction hob, a stainless-steel canopy, a fridge/freezer and a washing machine. Completing the ground floor, a box room offers a good-sized, versatile space, with options for use.

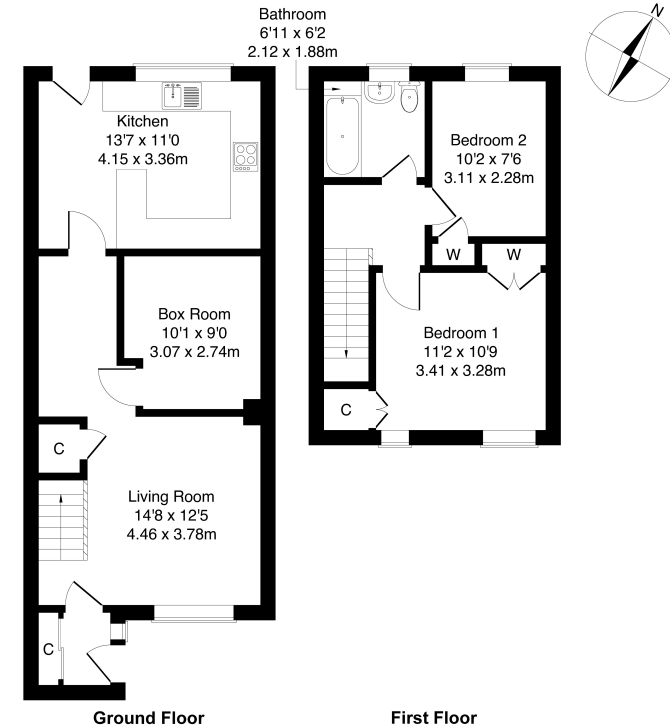
Set to either aspect, upstairs, two carpeted double bedrooms continue the tasteful presentation of the living space. Whilst bedroom two includes built-in wardrobe storage, the main bedroom enjoys both built-in wardrobe and cupboard storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

61 Northfield Drive, Edinburgh, EH8 7RG

Approximate Gross Internal Area: (861 sq ft - 80 sq m.)

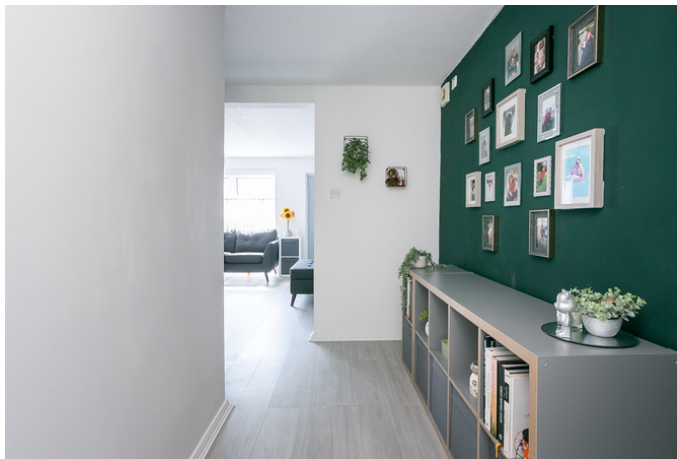


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Northfield is a long-established residential area lying to the east of the city centre, between Holyrood Park, Willowbrae and Portobello. Local shops can be found throughout, whilst a Morrisons superstore lies on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an Aldi at Portobello and an ASDA at the Jewel, with an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. The bustling High Street of nearby Portobello offers a wealth of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a

greengrocer, with Portobello Beach offering open spaces, with the famous seafront promenade. The extensive Holyrood Park, Arthur's Seat Duddingston Loch and Figgate Park are also close by; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1, with regular public transport also available.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

