



12/1 Northfield Farm Road, Edinburgh, EH8 7QR

Beautifully Presented, Two Bedroom, Ground Floor Flat with Garden

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Property Description

Beautifully presented and spacious, two-bedroom, ground floor flat, with a private garden. Located in the popular Northfield area, lying to the east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished in light neutral decor, ready-to-move-in. The property has been updated to a contemporary standard with a recent stylish kitchen and bathroom, wall renderings, electrics and Worcester Bosch combi boiler with NEST.

There is a particularly generous private lawn garden to the front, whilst to the rear is a private store shed and a shared drying green.

The hall gives access to all rooms except the kitchen, and features carpeted flooring and a utility area at the far end with a worktop and a side aspect window for additional natural light. The front-facing living room features two built-in store cupboards, a wall-mount TV point and carpeted flooring.

The kitchen is set off the lounge and with modern fitted units and worktops including a sink with drainer and spray pull tap and a brick-tiled surround. Appliances include a freestanding fridge/freezer; an integrated Bosch electric oven and induction hob.

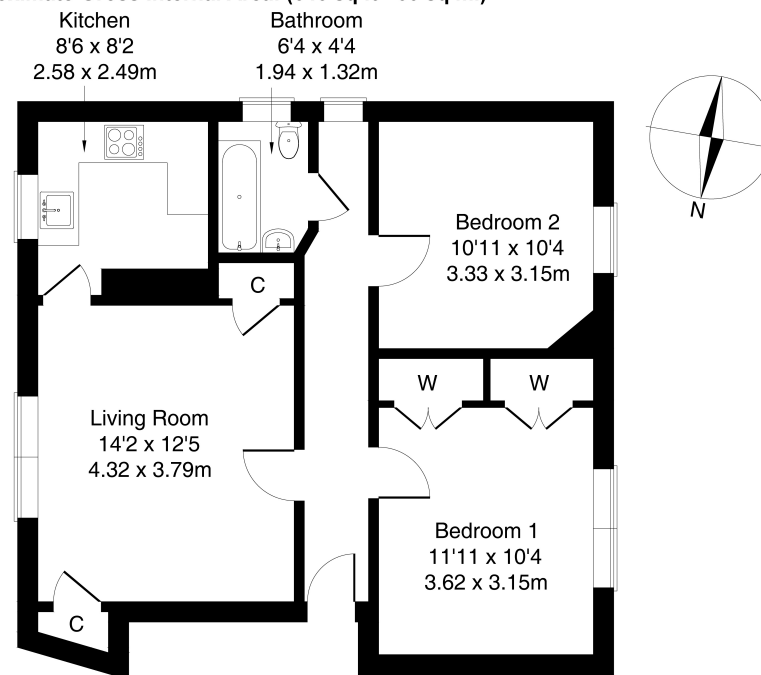
Two bright, carpeted double bedrooms are rear-facing, with bedroom one featuring two built-in wardrobes. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, including a mains Mira Excel shower over the bath, and brick-style tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)

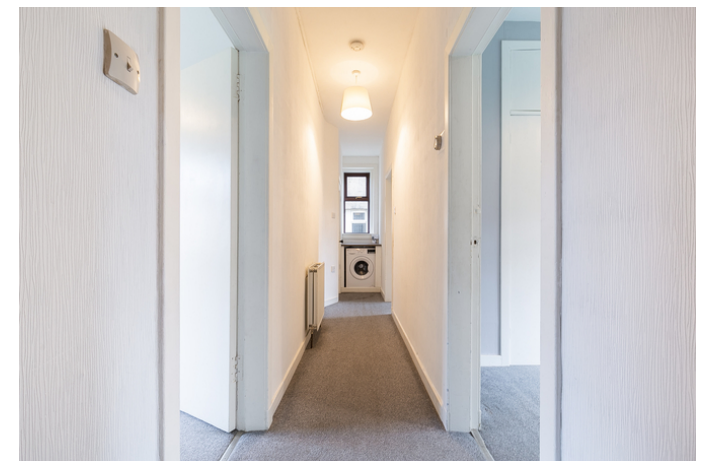


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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 ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open

spaces and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. 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.





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