



Property Description

Nestled on a peaceful residential street in the popular Northfield area, just east of Edinburgh city centre, this immaculate three-bedroom upper villa offers stylish living with the added benefits of a private garden, driveway, and a detached garage.

Comprises an entrance hall and stairway, main hallway, living room, kitchen, three flexible double bedrooms, and a family bathroom.

Highlights include a stylish fitted kitchen with a range of appliances, a modern bathroom, contemporary flooring, lighting and tasteful decor throughout. In addition, there is gas central heating, double glazing, upgraded internal doors, and good storage provision.

Externally, the property boasts a shared driveway that leads to the generous garage with a private driveway in front, whilst an enclosed southerly facing garden includes a lawn, patio and planting beds.

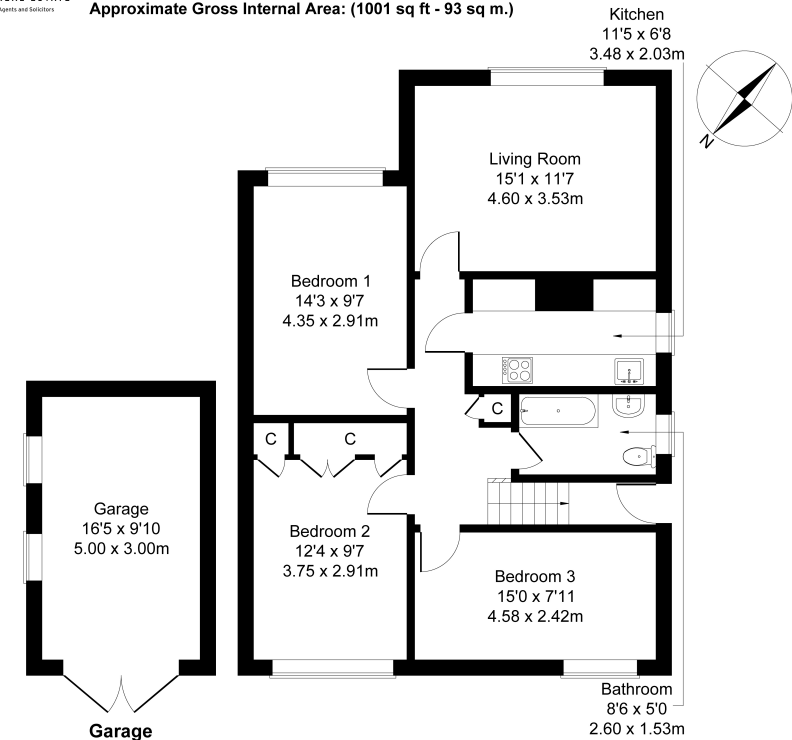
A welcoming private entrance leads to a carpeted staircase, opening into the bright and well-proportioned main hallway, which provides access throughout the home. To the front, the spacious living room is tastefully styled with neutral décor, a striking feature acoustic panelled wall, and herringbone wood-effect flooring, complemented by a wall-mounted TV point—perfect for relaxing or entertaining. A stylish kitchen enjoys a side-facing aspect and is fitted with modern units, worktops, and a tiled splashback. Additional features include acoustic wall panelling, an integrated oven and hob, a stainless steel sink with drainer, and space for freestanding appliances.

The generous principal bedroom is set to the front and continues the home's elegant theme with wood-effect flooring, a wall-mounted TV point, and soft, light décor. To the rear, the second double bedroom offers built-in wardrobe storage, a feature panelled wall, and a wall-mounted TV point, while a third bedroom offers another double, or versatility as a home office. Completing the accommodation is a stylish bathroom fitted with a modern three-piece suite, including a shower over the bath, contemporary panelled splash walls, and a ladder-style radiator.



146 Northfield Farm Avenue, Edinburgh, EH8 7QZ

Approximate Gross Internal Area: (1001 sq ft - 93 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 well-established residential area to the east of Edinburgh's city centre, nestled between Holyrood Park, Willowbrae, and Portobello. The area offers a variety of local amenities, including everyday shops throughout the community. Larger supermarkets like Morrisons on Portobello Road, Sainsbury's at Meadowbank Retail Park, Aldi in Portobello, and ASDA at the Jewel ensure excellent grocery options, while Fort Kinnaird provides high-street brands and a multiplex cinema. Nearby, Portobello's vibrant High Street features a mix of independent retailers, including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, and a greengrocer. Portobello Beach is also close,

with its popular promenade and open coastal space. Outdoor enthusiasts are spoilt for choice with Holyrood Park, Arthur's Seat, Figgate Park, and Duddingston Loch. Portobello Leisure Centre adds further appeal with swimming pools, spa, Turkish baths, gym, and soft play facilities. Families benefit from a choice of well-regarded schools. With strong road links via the A1 and regular public transport, Northfield offers the ideal blend of community charm and city access.





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