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57/6, Northfield Broadway, Northfield, Edinburgh, EH8 7PN

Spacious & Well-Presented, Two-Bedroom, Second-Floor Flat.

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Property Description

Spacious and well presented, two-bedroom, triple-aspect, second floor flat, located in the popular Northfield area, to the east of Edinburgh city centre.

Comprises an; entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Features include gas central heating, a fitted kitchen with appliances, good size rooms, a secure entry system and TV and telephone points.

Externally, there is a private plot with a timber shed, set within a well-tended shared rear garden, with ample unrestricted parking to the front and on surrounding streets.

The entrance hall serves each room within the property, has the secure entry phone and a storage cupboard.

Set to the rear, the light and very spacious living room features carpeted flooring, a decorative gas fire, and space for freestanding lounge and dining furniture.

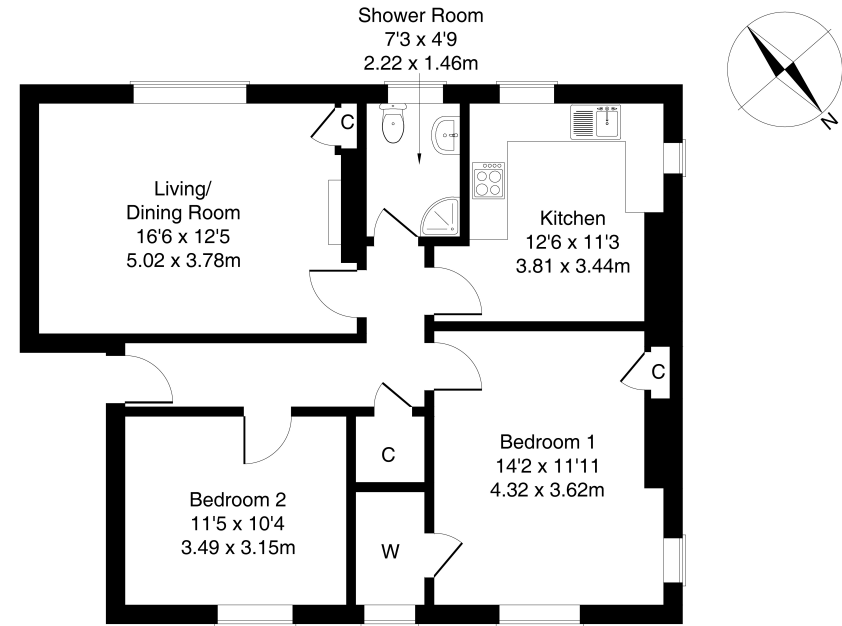
The kitchen is fitted with contemporary units, stone effect worktops, a stainless steel sink and tiled splashbacks. Appliances include an integrated electric hob and oven, extractor hood and with room and plumbing for freestanding white goods.

Bedroom one has aspects to the front and side and features carpeted flooring, a press cupboard and walk-in wardrobe, whilst bedroom two is similarly well finished, also including carpeted flooring, a pendant light fitting and with ample space for freestanding bedroom furniture.

Completing the accommodation, the fully tiled shower room is fitted with a contemporary white two-piece suite with an electric shower.

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Approximate Gross Internal Area: (775 sq ft - 72 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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