



Estate Agents and Solicitors

## 2/1, Northfield Heights, Edinburgh, EH8 7QJ

Beautifully Presented & Exceptionally Spacious, One Bedroom Flat.

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# Property Description

Beautifully presented and exceptionally spacious, one-bedroom, ground floor apartment, with a private balcony terrace and an allocated parking space. Forming part of a modern development, located in the popular Northfield district, east of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom with an en-suite shower room, utility room, study/store room, and a WC. Tastefully finished, highlights include a modern fitted kitchen, stylish bathroom suites, extensive contemporary flooring and lighting. In addition, there are multiple TV points, superb storage, double glazing, gas central heating, and a secured entry system. This factored development also includes a shared bike store, well-kept communal grounds and a residential car park.

The hall has space for freestanding furniture and features two built-in store cupboards and a secured entry handset. An impressive open-plan living space has ample space for lounge and dining furniture, a patio door to the private terrace, modern flooring and recessed spotlighting.

The kitchen is set to the front taking advantage of good natural light and includes stone-effect worktops with a matching upstand, sink with drainer, a tiled surround, unit downlighting, and a full range of integrated appliances.

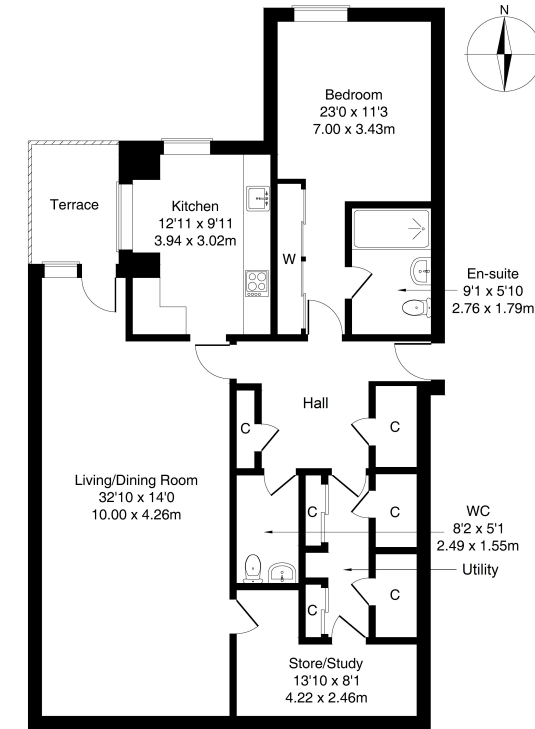
To the front is a well-proportioned double bedroom, with built-in wardrobes, carpeted flooring and a generous en-suite with an integrated cubicle. Set internally off the hall is a further generous WC with a stylish suite and storage unit. Also set internally is a utility room with fitted storage cupboards and two built-in stores. With dual access from the lounge and the utility room, is a flexible store and study room offering a superb home working space.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1152 sq ft - 107 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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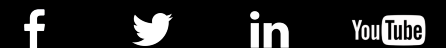
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