



## 26 Northfield Farm Avenue, Edinburgh, EH8 7QN

Beautifully Presented, Three-Bedroom, Upper Villa with Private Garden & Driveway

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# Property Description

Beautifully presented, three-bedroom, upper villa, with a private garden and driveway. Located on a quiet residential side street, in the popular area of Northfield, east of Edinburgh city centre.

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

Highlights include a quality fitted kitchen with a full range of integrated appliances, a stylish bathroom, and contemporary flooring.

In addition, there is gas central heating, double glazing, a skylight for the hall, and good storage provision.

Externally, the property benefits from a low maintenance driveway and storage area to the front and side; whilst a generous rear garden includes a lawn, paved patio and a store shed.

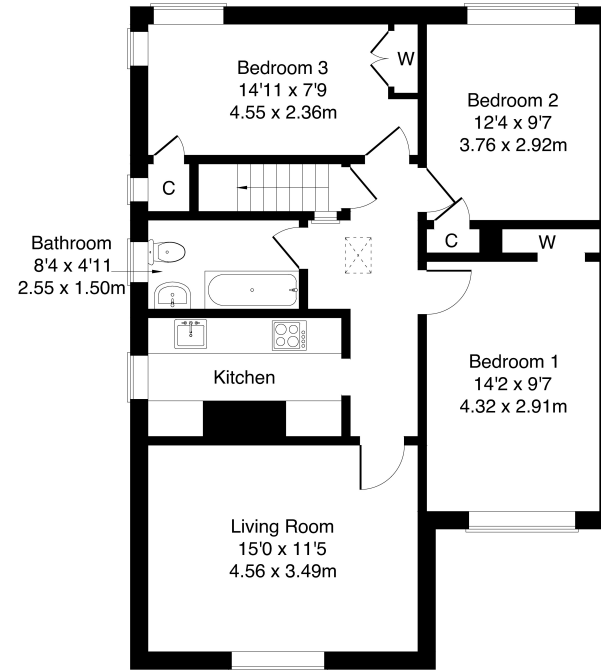
A welcoming entrance affords access to a contemporary staircase leading to the upper hall, affording access throughout the property. A spacious living room is tastefully finished with a feature wall, wood effect flooring and a pendant light fitting. Set to the front, a stylish kitchen is fitted with modern units and worktops, a splashback surround and a sink with a spray-pull tap; with a full range of integrated appliances including an induction hob, oven, microwave, dishwasher, washing machine, and fridge/freezer.

With a side aspect window, bedroom one offers a generous room for freestanding furnishing, and features a central pendant light and a built-in open wardrobe; whilst two further well-sized bedrooms are set to opposite aspects, with wood effect flooring and built-in storage space. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (797 sq ft - 74 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.





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