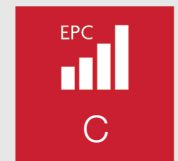




**Thorntons**   
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## 2-11 Northfield Drive

Northfield, Edinburgh  
EH8 7RW





## Summary

This spacious three-bedroom maisonette is situated in the popular residential area of Northfield, just 15 minutes from central Edinburgh by bus or car, and desirably close to Holyrood Park. The property's interiors are light and airy, with understated décor enhanced by attractive modern finishes. On the lower level, a well-appointed kitchen is connected to a southwest-facing reception room, plus there is a convenient shower room from the hall. Upstairs are the three bedrooms served by a bathroom with shower-over-bath. The established development offers residents access to on-site parking and communal gardens, including a play park.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.

## Features

- Well-connected residential setting
- Second/third-floor maisonette
- Bright and airy modern interiors
- Shared stairwell with secure entry system
- Main door into an entrance hall
- Well-appointed kitchen, connected to:
- Southwest-facing living/dining room
- Two double bedrooms (principal with storage)
- One single bedroom
- Ground-floor shower room
- First-floor bathroom with shower-over-bath
- Communal gardens
- Residents' parking
- Gas central heating and double-glazing



"A modern, well-presented home that is ideal for families, with interconnected living space, three bedrooms, and two bathrooms."







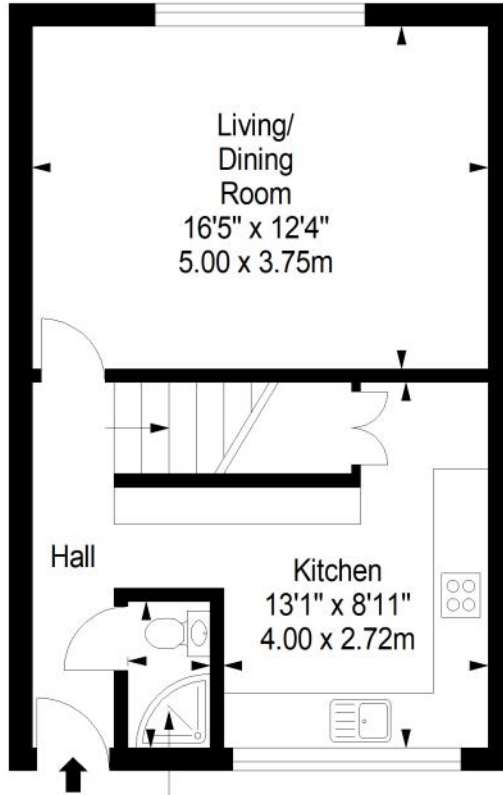
"The development benefits from communal gardens and residents' parking, plus good local travel links across the city."



# Floorplan

## Second Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Shower Room  
5'3" x 2'11"  
1.60 x 0.90m

Living/  
Dining  
Room  
16'5" x 12'4"  
5.00 x 3.75m

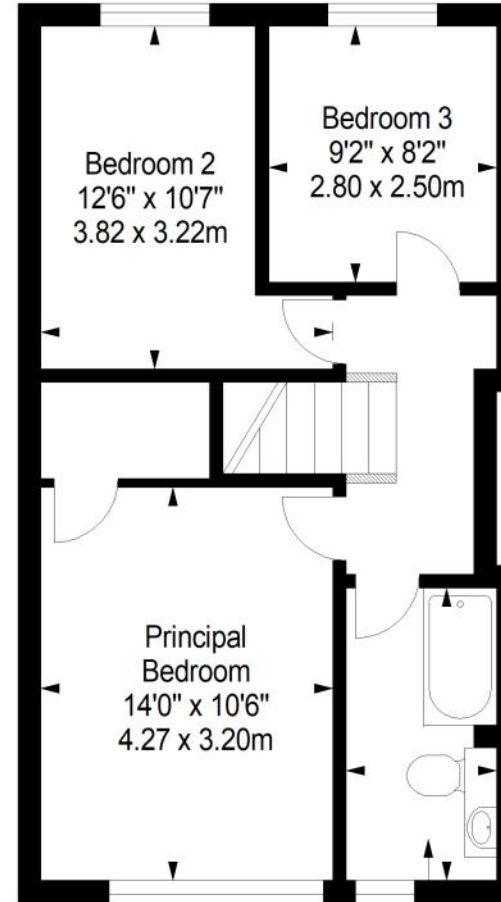
Kitchen  
13'1" x 8'11"  
4.00 x 2.72m

Hall

Total area: approx. 85.1 sq. metres (916.0 sq. feet)

## Third Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



Bedroom 2  
12'6" x 10'7"  
3.82 x 3.22m

Bedroom 3  
9'2" x 8'2"  
2.80 x 2.50m

Principal  
Bedroom  
14'0" x 10'6"  
4.27 x 3.20m

Bathroom  
10'6" x 5'7"  
3.20 x 1.71m



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### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheaa@thorntons-law.co.uk

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3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
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Whitehall House, 33 Yeaman Shore  
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01382 200099  
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53 East High Street, Forfar, DD8 2EL  
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7 Whitefriars Crescent, Perth, PH2 0PA  
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49 Bonnygate, Cupar, KY15 4BY  
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cupareaa@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
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0131 297 5980  
edinea@thorntons-law.co.uk

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55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
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standrewsea@thorntons-law.co.uk



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