



1/8 Northfield Heights, Northfield, Edinburgh, EH8 7QJ

Immaculately Presented, Two-Bedroom, Second-Floor Flat, with Private Balcony

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Property Description

Immaculately presented, two-bedroom, second-floor flat, with a private balcony and an allocated parking space. Set in a quiet, residential, factored development, located in the popular Northbank area, to the east of Edinburgh city centre

Comprises an entrance hall, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, a bathroom and a utility room.

Tastefully finished and in move-in condition, highlights include a contemporary, integrated kitchen, with a range of appliances and stylish, fitted bathrooms. In addition, there is high-quality contemporary flooring, double glazing, NEST gas central heating and good storage provision, including wardrobes in both bedrooms.

There is also a secure entry system, a dedicated locked store on the ground floor, a shared bike store, and secure private parking.

The development sits within well-maintained, shared garden grounds, within easy walking distance of scenic open green spaces, excellent shopping amenities and first-class transport connections.

A bright and welcoming entrance hall, with two storage cupboards, is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout most of the flat. On the left, an impressively proportioned, open-plan space is filled with light from generous glazing and opens onto a private, sheltered balcony, with pleasant open views. A versatile floorplan provides space for comfortable lounge furniture as well as a dining table and chairs, whilst a kitchen complements the area with wood-effect units and stone-effect worktops. Integrated appliances include an oven, a gas hob, a stainless-steel canopy, an instant hot water tap, a fridge/freezer and a dishwasher, whilst a washing machine is housed in an adjacent utility cupboard.

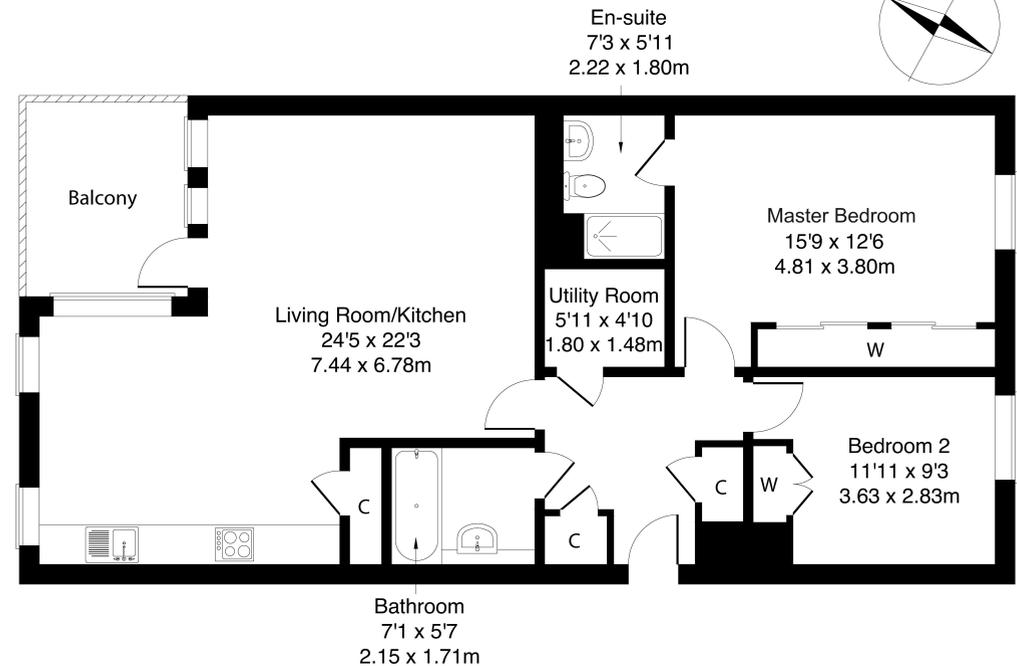
The flat's two bedrooms enjoy integrated wardrobe storage, with the generously proportioned master bedroom further benefiting from a stylish, en-suite shower room. Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

An EWS1 form has been obtained by the seller and can be found at the back of the Home Report.



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Approximate Gross Internal Area: (958 sq ft - 89 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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