



Estate Agents and Solicitors

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

Immaculately Presented, Two-Bedroom, Second-Floor Flat, with Private Balcony Up to date price and viewing info at mov8realestate.com/property

ESPC rightmove Zoopla

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 fumiture 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, ensuite 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.

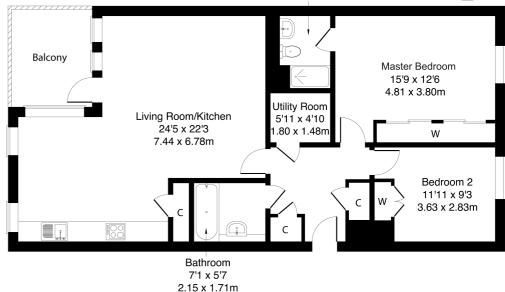
An EWS1 form has been obtained by the seller and can be found at the back of the Home Report.

mov⁸ 1/8 Northfield Heights, Edinburgh EH8 7QJ

Approximate Gross Internal Area: (958 sq ft - 89 sq m.)

En-suite 7'3 x 5'11 2.22 x 1.80m





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.



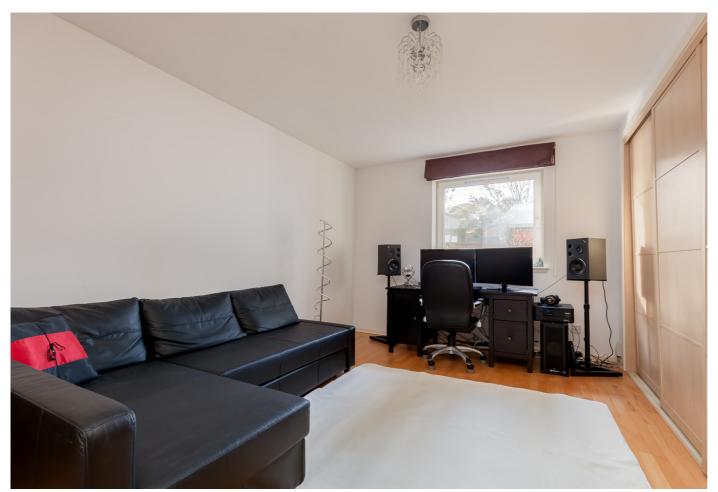
















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.