



3/6 Northfield Farm Avenue
NORTHFIELD | EDINBURGH | EH8 7QW

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Well presented second (top) floor two bedroom flat with stunning views located in the popular Northfield area of Edinburgh to the East of the city centre. This attractive property would make an excellent first time buy and investment alike.

The property comprises a bright and spacious living room with excellent views, a fully fitted kitchen that currently comprises a fridge/freezer, oven, gas hob and fan, washing machine, dishwasher, microwave and the boiler. There are two well-proportioned bedrooms, the master bedroom benefitting from built in wardrobes and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a secure entry system, on-street parking and both a shared and private rear garden. Early viewing is highly recommended.

- Entrance hall
- Bright and Spacious living room with stunning views
- Fully fitted Kitchen
- Two bedrooms, one with built in storage
- Bathroom with shower over the bath
- Ample storage
- Double glazing and Gas Central Heating
- Private and shared gardens
- On street parking

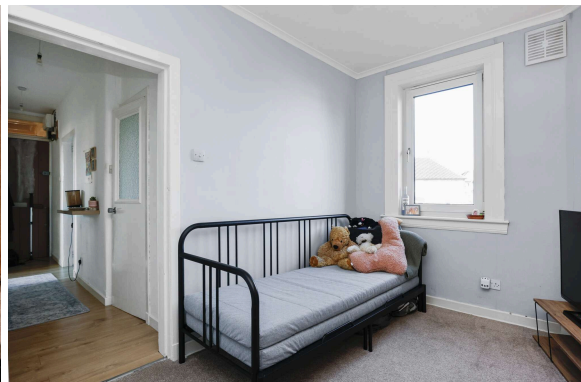
Extras included in the sale are fridge, washing machine, dishwasher, curtains and sofa bed in bedroom two.

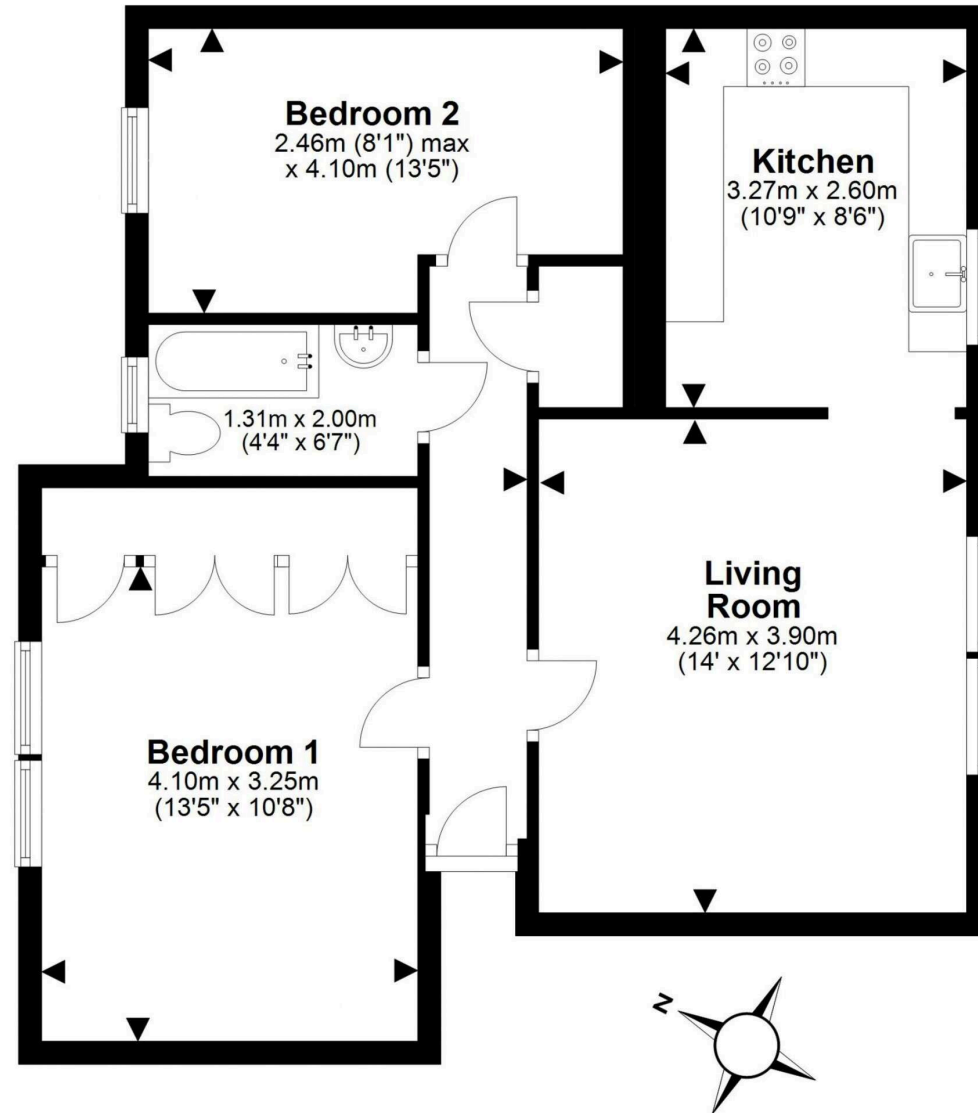
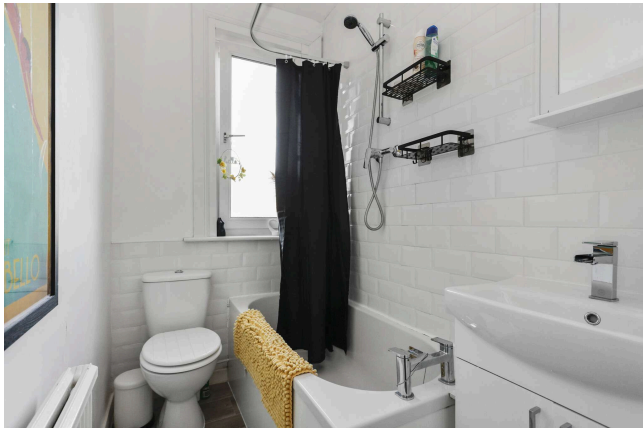
EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the revamped Meadowbank Sports Centre is now open and offers sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holyrood Park, with a choice of golf courses including Craigenlinny and Duddingston. An efficient public transport network operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.