



Northfield

11 Northfield Avenue
EH8 7PR



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EPC Rating

Double Upper Flat

OFFERS OVER £255,000

- Entrance vestibule
- Hallway
- Living room
- Kitchen
- 3 bedrooms (one with en-suite)
- Study room
- Bathroom

- Gas central heating
- Double glazing
- Unrestricted on street parking
- Private garden
- Excellent storage

- Additional undeveloped attic space



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321



Viewing is highly recommended of this 3 bedroomed double upper flat situated within the popular Northfield area to the east of the City Centre. Many recreational facilities can be found within easy reach and include a choice of golf courses, Queens Park, Portobello beach and Promenade. A choice of schooling can also be found locally from Primary to Secondary level and an excellent choice of public transport with frequent express buses into the city centre, and routes to the surrounding area. Shopping facilities can be found locally with further shopping available at nearby Portobello, and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants.

The flat opens to an entrance vestibule which takes you to the first level via carpeted stairs. The hallway features wooden floors, a handy storage cupboard, and has much of the accommodation off. The spacious living room is situated to the rear with gas fireplace within a surround and built in shelving units. The modern kitchen, also to the rear, has a tiled floor, base and wall units, integrated oven and gas hob, a washing machine, fridge freezer, a dishwasher, and built in cupboard space. Two of the bedrooms are located on the first floor, both are front facing, and one houses a large wardrobe. Also to the front is a handy study room with a window and fitted shelving. Completing the first-floor accommodation is a rear facing family bathroom with partially tiled walls, a bath with an overhead shower, countertop wash hand basin, WC, and a heated towel rail.

Upstairs is the spacious and bright third bedroom which features Velux windows to the front and rear and has an en-suite off. The en-suite is entered via a sliding door, and has ornate tiled floor and partially tiled walls, electric underfloor heating, WC, wash hand basin, shower, and a heated towel rail.

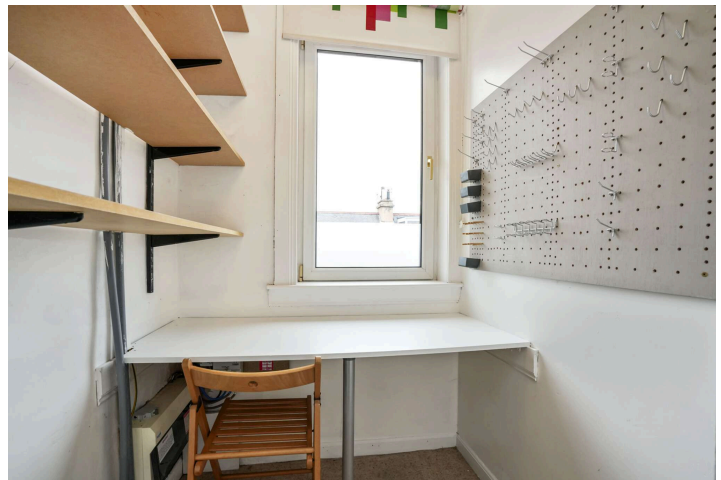
Additional benefits include gas central heating complimented by double glazing, unrestricted on street parking, private garden with decking area ideal for alfresco dining, and additional undeveloped attic space on the top floor.

EXTRAS

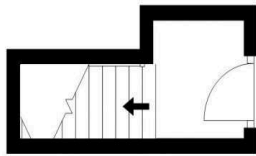
To include all aforementioned white goods, light fittings, carpets, and the wardrobe in one of the bedrooms (no warranties to be given).

OFFERS

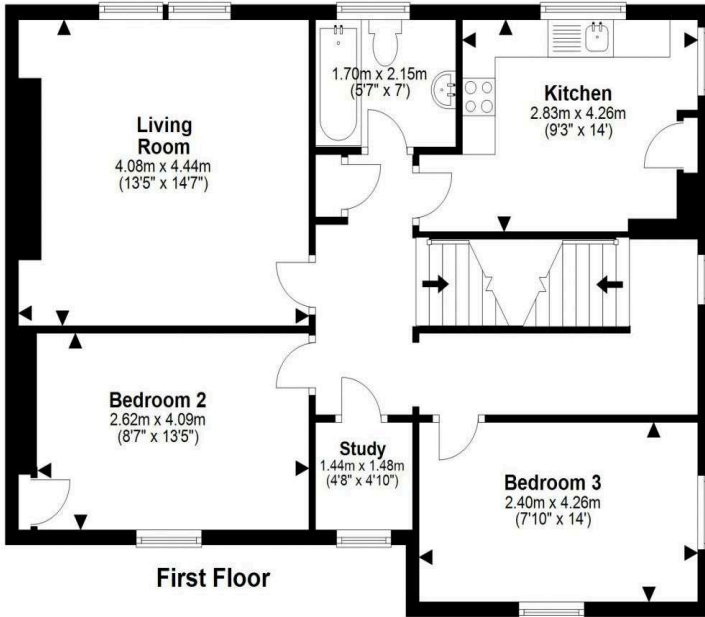
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



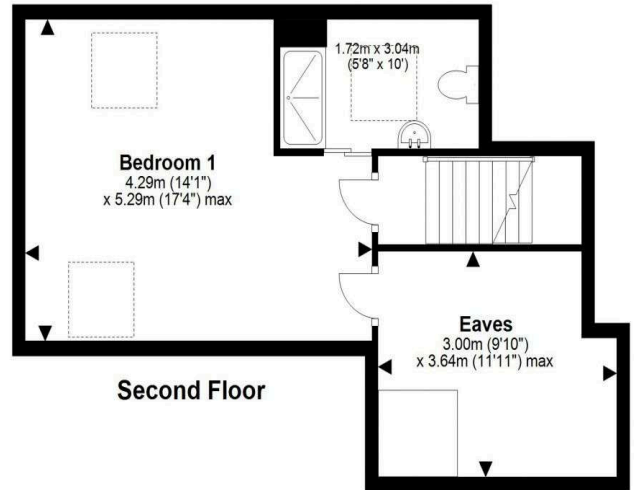




Ground Floor



First Floor



Second Floor

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

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc