



3/6 Northfield Drive
EDINBURGH, EH8 7RR

A

"3/6 Northfield Drive is a first and second floor duplex flat located in a mature residential area"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING ROOM
- BALCONY
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN GROUNDS
- ON STREET PARKING





LOCATION

Northfield is an extremely popular residential area located approximately 2 miles to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

Leisure and recreational facilities are provided for by nearby Meadowbank Sports Centre. Short distances away are Portobello 9 hole golf course. Portobello Promenade and Beach are great for a relaxed stroll.

The area is well served by regular bus routes into the city centre. Brunstane and Newcraighall railway stations connect to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

3/6 Northfield Drive is a first and second floor duplex flat located in a mature residential area to the east of Edinburgh city centre.

Accommodation comprises: large welcoming hallway with under stair cupboard and further useful storage cupboard; bright and spacious sitting room with direct access to a private balcony; the kitchen is accessed from the sitting room and is fitted with a range of wall and base units and ample space for dining table and chairs; two good sized double bedrooms, both with fitted wardrobes and bathroom with white three piece suite.

Further benefits include a well maintained communal garden, on street parking, double glazing, gas central heating and entry phone system.

EPC RATING

The energy efficiency rating for this property is band C

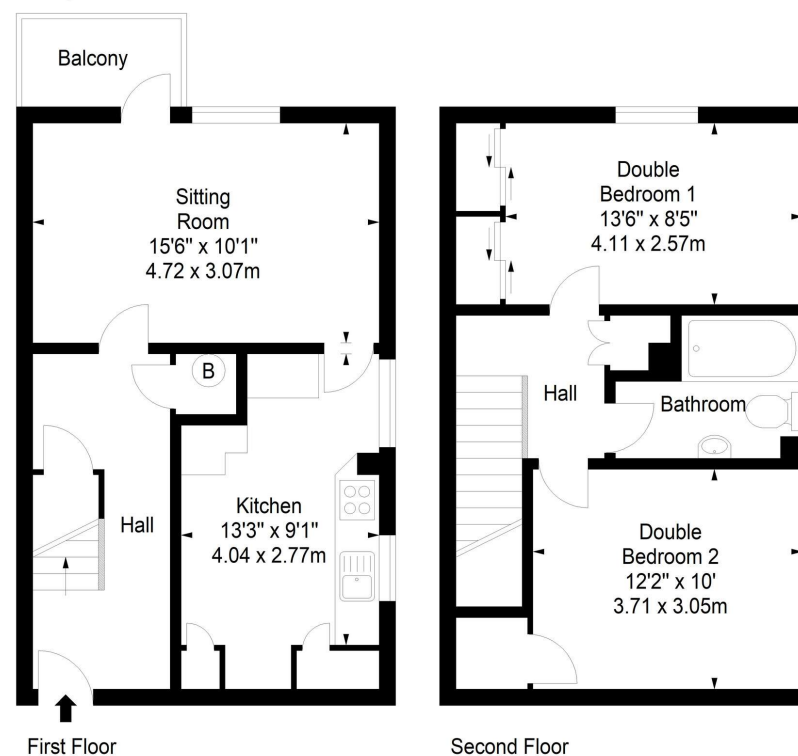
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Northfield Drive,
Edinburgh,
Midlothian, EH8 7RR



Approx. Gross Internal Area
812 Sq Ft - 75.43 Sq M
For identification only. Not to scale.
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