



Northfield

41 Northfield Avenue
EH8 7PS



Semi-Detached House

OFFERS OVER £340,000

- Hallway
- Bright living room
- Dining room
- Kitchen
- 3 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private front, side and rear gardens
- Unrestricted on street parking
- Good transport links
- Excellent storage
- Attic



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





Viewing is highly recommended of this 3 bedroomed semi-detached house situated within the popular Northfield area to the east of the City Centre. The house was designed and built between 1921-24 as part of the award-winning Northfield Estate by architect Reginald Fairlie (who also designed the National Library of Scotland). 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 house opens to a hallway which has stairs to the upper level, understairs storage cupboard and much of the accommodation off. The living room enjoys a dual aspect and allows in plentiful natural light. To the front of the house is a spacious dining room which features an Edinburgh Press and original wooden floor. The kitchen is situated to the rear and has base and wall units, integrated double oven, gas hob, freestanding fridge freezer, a washing machine, dishwasher and gives access to the rear garden.

Upstairs the landing has a built-in cupboard, hatch to the attic and the rest of the accommodation off. The master bedroom enjoys a dual aspect and benefits from 2 built in cupboards. A second bedroom can be found to the rear, and a third bedroom found to the front. Completing the accommodation is a rear facing bathroom with tiled floor, WC, wash hand basin, bath with overhead electric powered shower unit, and a heated towel rail.

The property has private front, side and rear gardens. The front garden features mature trees and a mature private hedge that form a small haven for wildlife and birds as well as providing privacy from the road in front while not restricting light to the front windows. The rear garden is south facing and features a patio area ideal for al fresco dining, a lawn area, and can also be accessed via a side gate. The side garden offers additional outdoor storage space.

Additional benefits include gas central heating, double glazing, unrestricted on street parking and an attic which accessed via a folding ladder and is fully floored offering excellent storage space and offering potential for conversion (subject to planning).

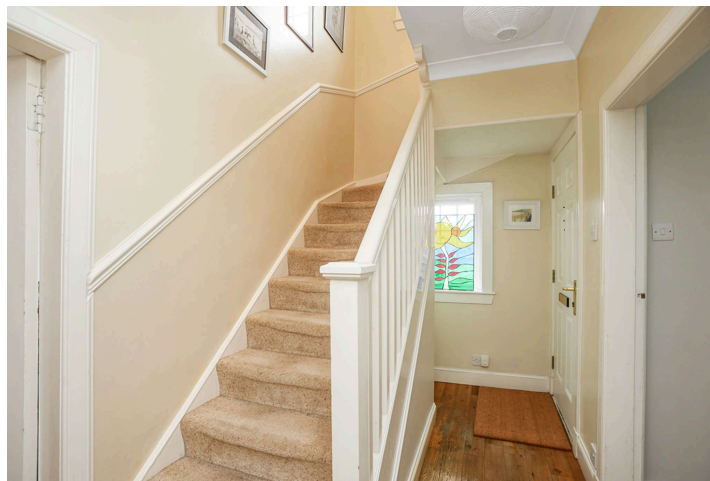
**Note - The sellers have a lapsed planning application to convert the kitchen and dining room to a dual aspect kitchen diner and also include a downstairs shower and toilet and French windows opening from the living room into the garden*

EXTRAS

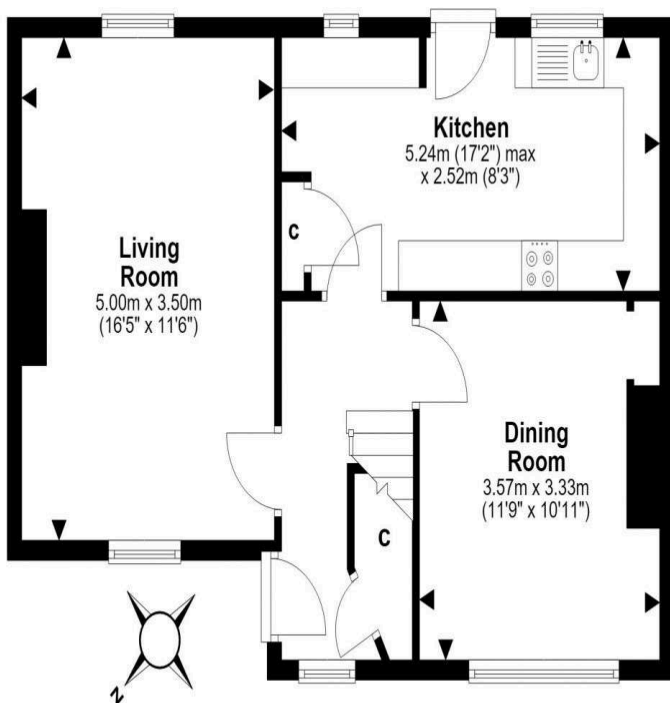
All aforementioned white goods, light fittings and garden shed to be included in the sale (no warranties to be given).

OFFERS

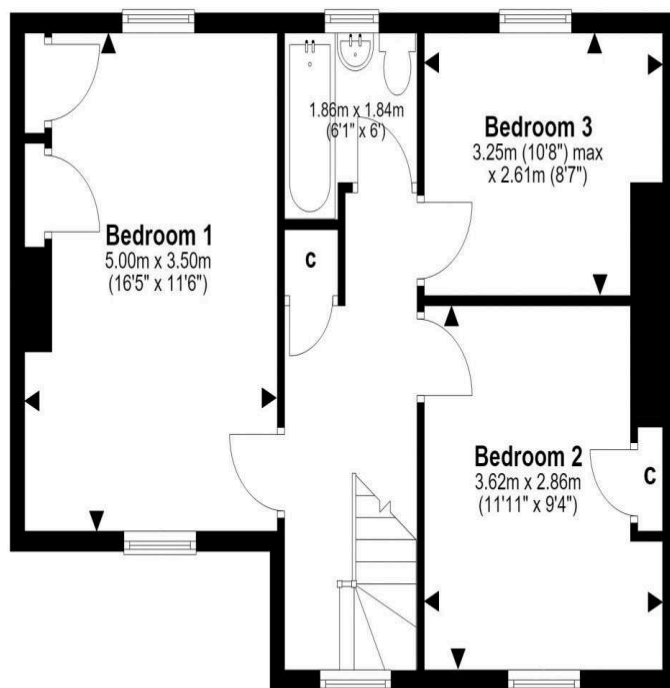
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

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.



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