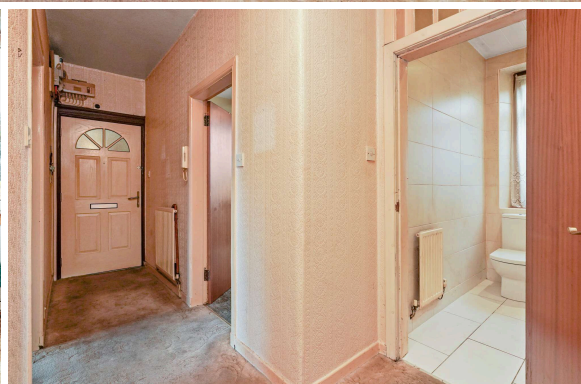




2/2 Northfield Avenue
| EDINBURGH | EH8 7PR


warners
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Nestled on a quiet street in the heart of sought-after Northfield, moments from excellent amenities, quick transport links and vast open green spaces is this spacious ground floor apartment. Now in need of modernisation the property has the potential to make an ideal home in a tranquil, yet well-connected location. Enjoying a private front garden and a well-kept communal rear garden the flat is moments from Arthur's Seat and Portobello beach.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright dual aspect lounge with feature fireplace which flows through to the large kitchen. There are two well-proportioned double bedrooms and the flat is completed by a shower room. Externally the area of private garden to the front is mainly laid to lawn with colourful plants, shrubs and flowers.

- Ground floor apartment in quiet setting
- Close to Holyrood Park and Portobello beach
- Now in need of modernisation
- Welcoming hallway with good storage
- Bright dual aspect lounge
- Fitted kitchen
- Two spacious double bedrooms
- Shower room
- Communal rear garden mainly laid to lawn

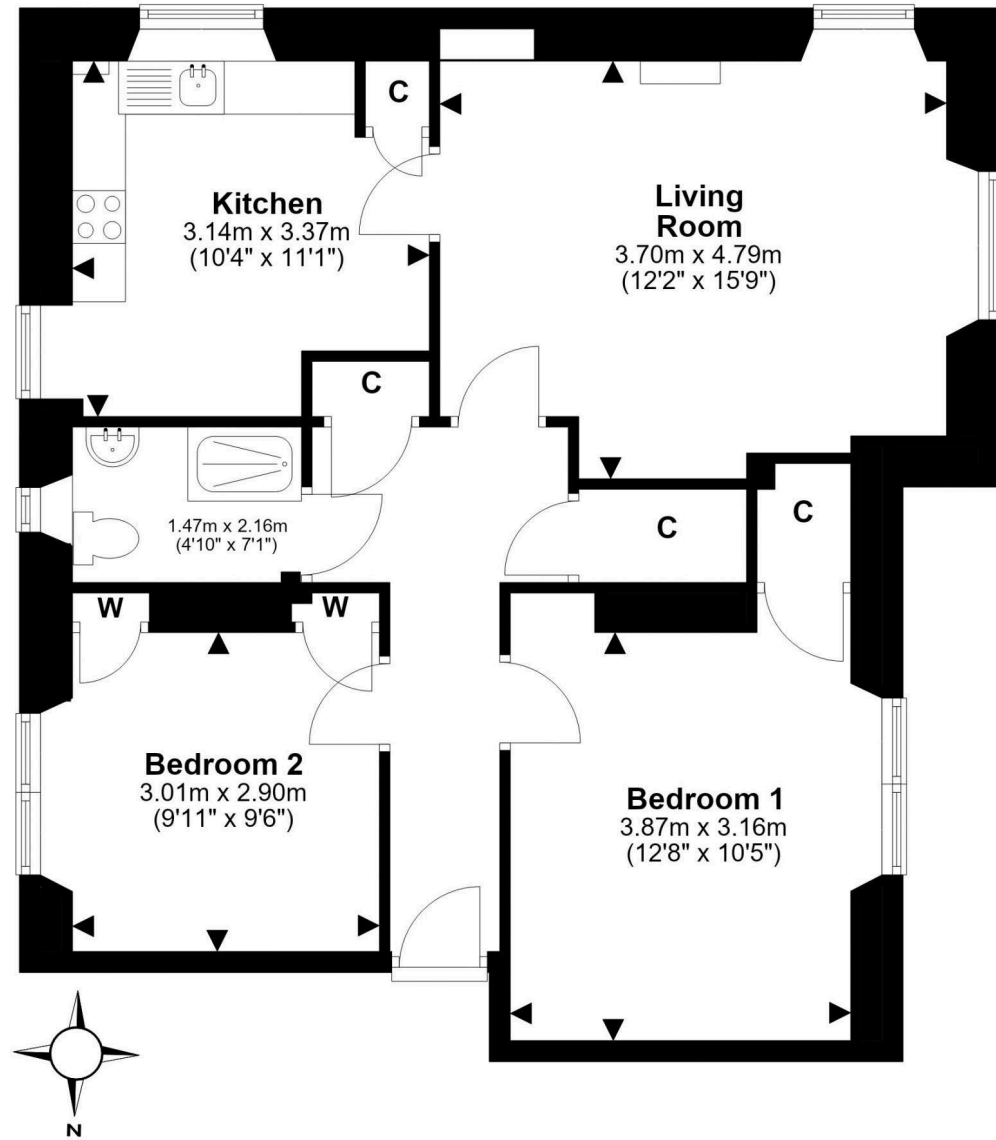
Council tax C. Energy Rating D

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



All fixtures, fittings, integrated kitchen appliances, curtains, blinds and fridge freezer will be included in the sale.

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 Holmwood Park, with a choice of golf courses including Craighentilly 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.



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.