



9/1 Northfield Farm Avenue
NORTHFIELD | EDINBURGH | EH8 7QW


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Set on a quiet street in the heart of sought-after Northfield, moments from excellent amenities, quick transport links and close to Arthur's Seat and Portobello beach is this spacious ground floor apartment. Boasting a full renovation including a new kitchen, bathroom, carpets and decoration it also enjoys a private front garden and a communal rear garden, gas central heating and double glazing.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge that flows through to the new kitchen with attractive units and sleek worktops. There are two well-proportioned double bedrooms both with abundant storage and the flat is completed by a new bathroom with three piece suite.

- Ground floor apartment on quiet street
- Close to shops and quick car and bus links
- Moments from Portobello beach and Arthur's Seat
- Recently renovated with new kitchen and bathroom
- Private garden laid to lawn and communal rear garden
- Welcoming hallway with good storage
- Bright twin windowed lounge
- New fitted kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom
- Gas central heating and double glazing

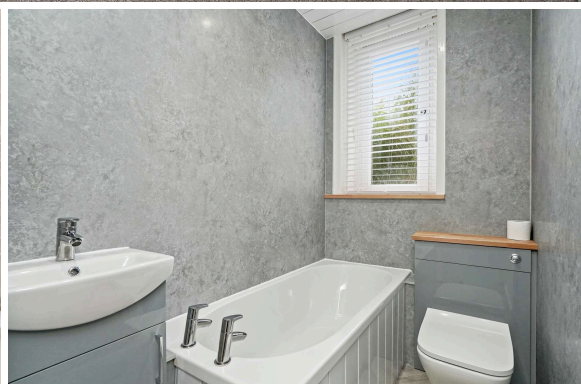
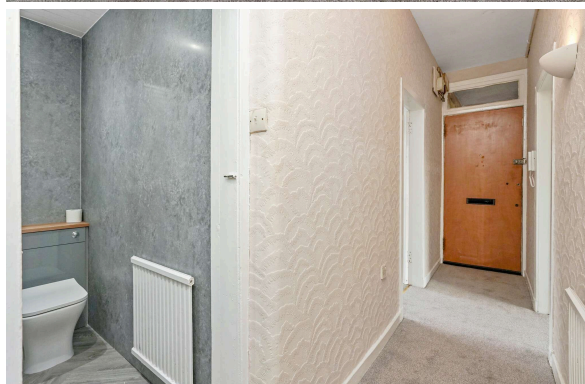
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

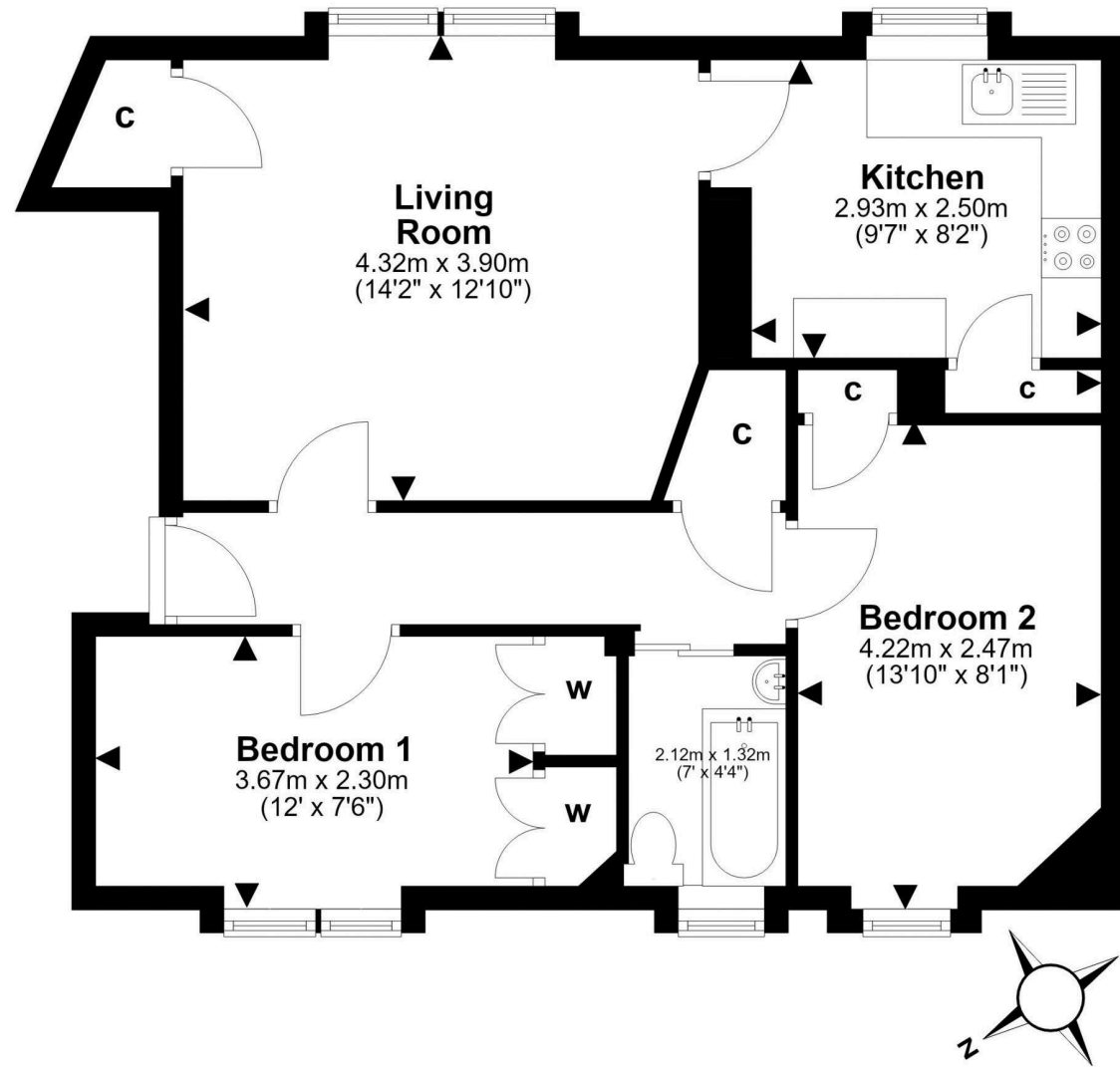


The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations 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 Holroyd Park, with a choice of golf courses including Craighentinny 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.

Energy rating C, Council tax band F, There is no factor associated with this property.

Extras included in this sale will be blinds, oven, hob and carpets.





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.