

8 NORTHFIELD PARK

NORTHFIELD, EDINBURGH, EH8 7QX

3 BED | 1 BATH | 1 PUBLIC







TAKE A LOOK INSIDE

Situated within a quiet cul-de-sac in Northfield, this three-bedroom terraced house offers an excellent opportunity for a buyer looking for a property to modernise and make their own. Requiring a programme of upgrading and refurbishment, the property would make an ideal renovation project, with well-proportioned rooms, a practical layout and good potential to create a home to their own specification. The property further benefits from private front and rear gardens and a detached single garage.

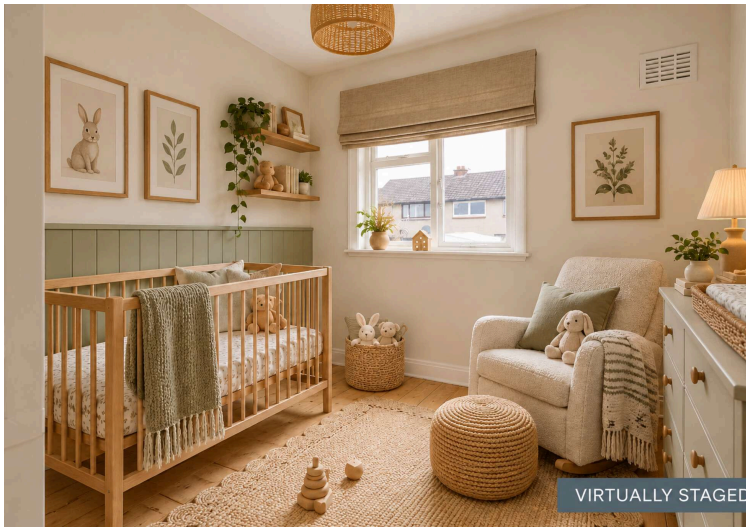
The ground floor comprises an entrance hall, a spacious sitting and dining room, and a separate kitchen. The sitting and dining room offers generous space for both lounge and dining furniture, with a feature fireplace and windows overlooking the front and rear aspects. The kitchen is fitted with a range of units and work surfaces, with direct access to the rear garden and scope for a buyer to introduce their own design and layout.

KEY FEATURES

- Terraced house situated on quiet cul-de-sac.
- Three double bedrooms.
- Private front and rear gardens.
- On street parking and private single garage.
- A short distance from Portobello Beach.
- Fantastic transport links nearby.
- EPC Rating - C
- Council Tax Band - E



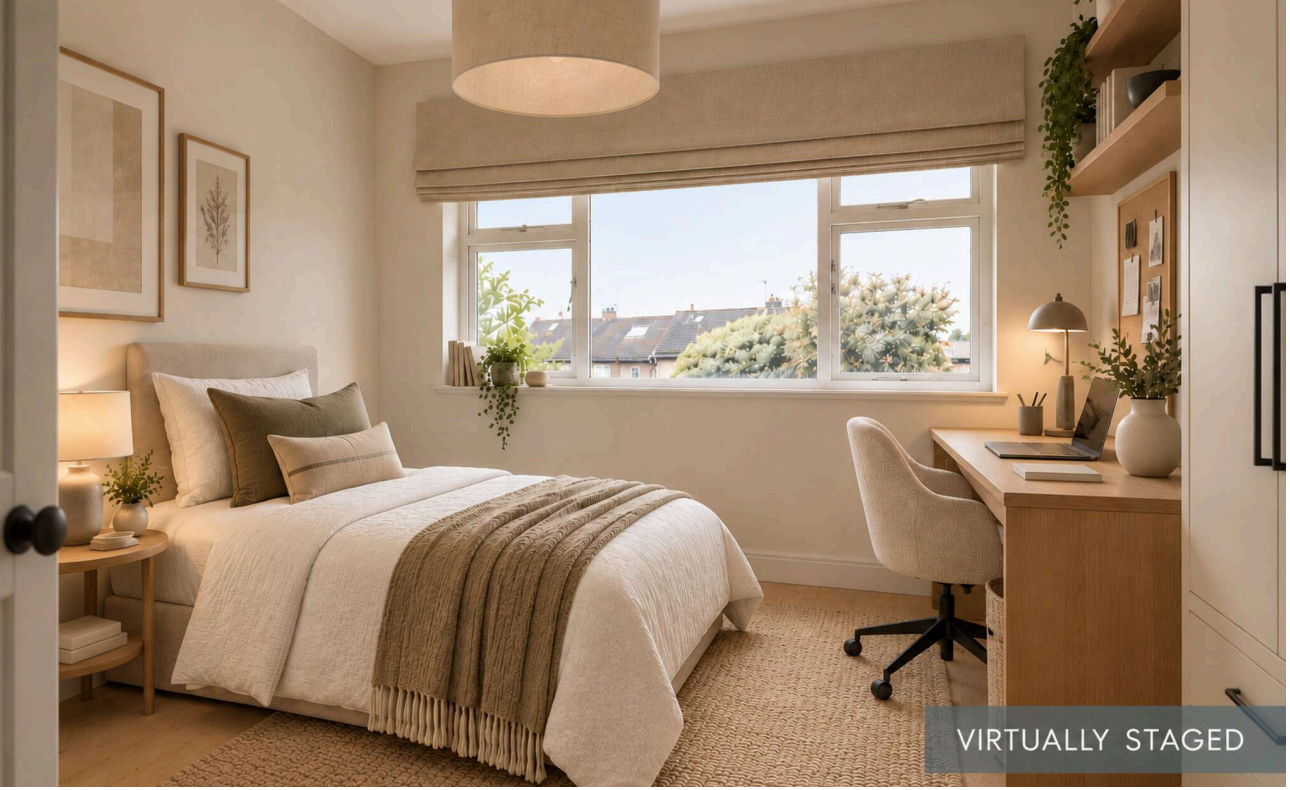




On the first floor, there are three well-proportioned double bedrooms, offering flexibility for family living, guests or home working. The principal bedroom is particularly generous in size, while the remaining two bedrooms provide comfortable additional space. The bathroom is fitted with a bath and shower, washbasin and WC.

Externally, the property enjoys private gardens to both the front and rear. The rear garden is predominantly laid to lawn and bordered by established shrubs and planting, providing a good degree of privacy and scope for further landscaping. A detached single garage provides useful storage or secure parking







THE LOCAL AREA

Northfield is located to the east of Edinburgh. Known for its family-friendly vibe, this charming neighborhood offers a perfect balance of suburban tranquility while being within easy reach of the city's amenities and attractions.

The area benefits from excellent local amenities, including schools, parks, and shops, providing everything you need for everyday living. Figgate Park, a large green space, is a great spot for outdoor activities, while nearby Portobello Beach offers scenic coastal walks and leisure options.

Northfield is well-connected by fantastic transport links to the City Centre while also being close to the A1 and City Bypass.

EXTRAS

All blinds, light fittings and washing machine are included in the sale price.

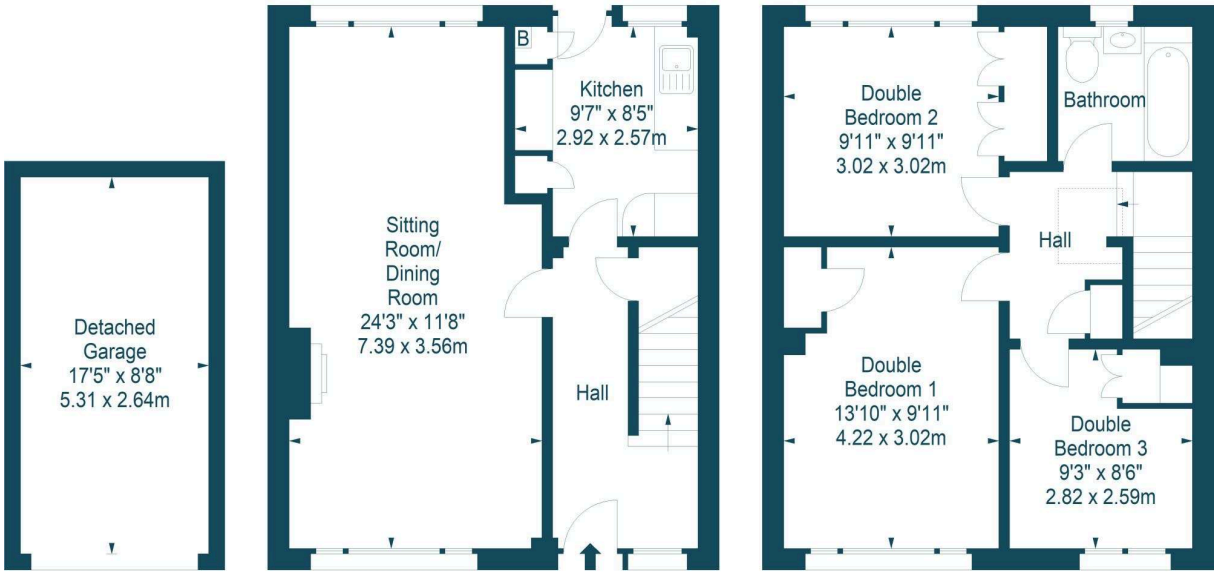
HOME REPORT VALUATION: £265,000


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Northfield Park,
Edinburgh,
Midlothian, EH8 7QX

SquareFoot

Approx. Gross Internal Area
923 Sq Ft - 85.75 Sq M
Detached Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.