

47 NORTHFIELD AVENUE, NORTHFIELD, EDINBURGH, EH8 7PS

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A spacious and well-presented three bedroom semi-detached villa situated in the peaceful residential area of Northfield, providing versatile accommodation with charming gardens to the front and rear.

- SPACIOUS SEMI-DETACHED HOUSE
- WELL-PROPORTIONED ROOMS
- EXCELLENT FAMILY ACCOMMODATION
- BRIGHT FRONT FACING SITTING ROOM
- THIRD BEDROOM/DININGROOM
- KITCHEN LEADING TO GARDEN
- TWO FURTHER BEDROOMS
- MODERN BATHROOM
- GARDENS FRONT & REAR
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UPGRADING REQUIRED

**OFFERS AROUND
£187,500**

LOCATION

Northfield Avenue provides a quiet residential location in the heart of Northfield, a popular area to the east of Edinburgh city centre and found within easy reach of local amenities and transport links. The property is close to the shops and amenities of Piersfield Terrace where you can find a large Morrisons supermarket and close to the Meadowbank Shopping Park. Local recreational facilities include Holyrood Park and Meadowbank Sports Centre, with Golf Courses and the promenade at Portobello also within easy reach. There are schools and a library close at hand and the Fort Kinnaird Shopping Centre is just a few minutes away. There are reliable bus services from Northfield Broadway and Willowbrae Road into and around the city centre and the A1 provides links to the city By-pass, the M8/M9 and Forth Road Bridge.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Ceiling lighting and fitted carpet.

Sitting Room 15'9 x 11'8 (4.80m x 3.56m)

Front and rear facing double-glazed windows, gas fireplace, television point, telephone point, ceiling lighting and fitted carpet.

Bedroom Three/Diningroom 10'5 x 9'5 (3.19m x 2.87m)

Front facing double-glazed window, ceiling lighting and fitted carpet.

Kitchen 15'6 x 7'5 (4.72m x 2.26m)

Two rear facing double-glazed windows and a door to garden, under stairs storage cupboard, sink and drainer unit, wall mounted and low level storage units, space for a free-standing oven/grill, space for washing machine and fridge/freezer, ceiling lighting and vinyl floor.

FIRST FLOOR

Landing

Rear facing double-glazed window, access to loft, ceiling lighting and fitted carpet.

Master Bedroom 14'4 x 11'5 (4.37mx 3.48m)

Rear facing double-glazed window, under eaves storage, ceiling lighting and fitted carpet.

Bedroom Two 12'8 x 9'5 (3.86m x 2.87m)

Front facing double-glazed window, under eaves storage, ceiling lighting and fitted carpet.

Bathroom 6' x 5'6 (1.83m x 1.68m)

Rear facing double-glazed window, bath, wash hand basin, WC, ceiling lighting and vinyl floor.

EXTERNAL

Gardens

The property has large private gardens to both front and rear. The front garden is bounded by mature hedging and the rear is enclosed by timber fencing with a side gate.

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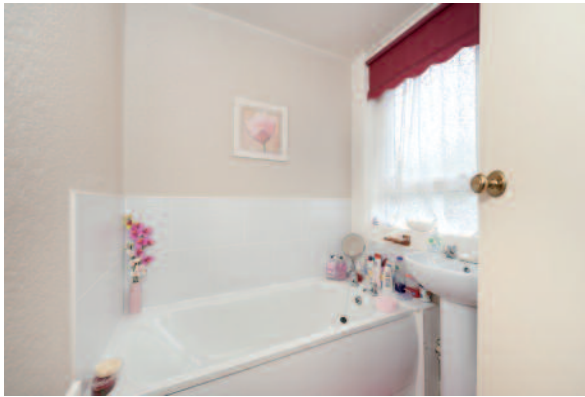
VIEWING

9am-5pm Monday - Friday - By Appointment with selling agents, 0131 555 0616
Outwith office hours tel: 07872916139 also Sunday 2-4pm.

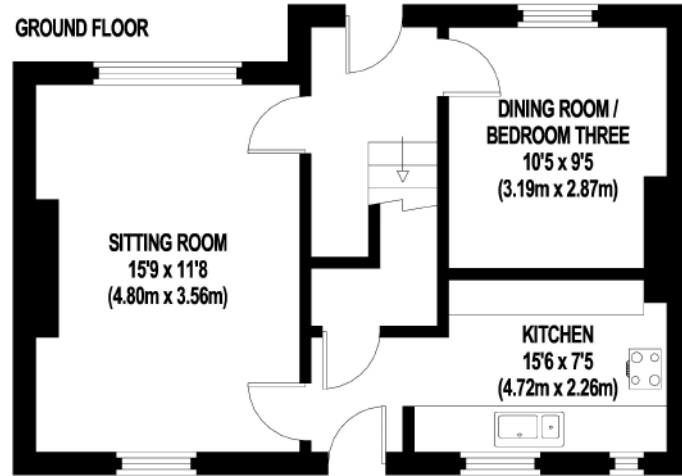
Additional viewing times may be available via our website and espc.com.

Home Reports are available on our web site - www.mhdlaw.co.uk

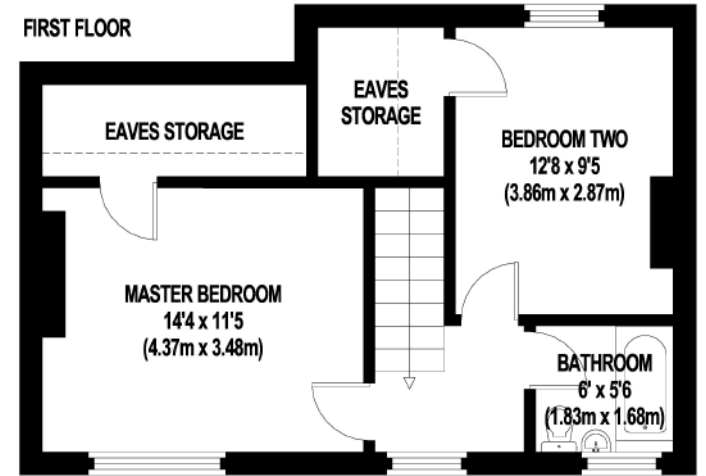




GROUND FLOOR



FIRST FLOOR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 960 SQ FT / 90 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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