

10/13 Northfield Drive

EDINBURGH, EH8 7RW



*THREE-BEDROOM, SECOND AND THIRD FLOOR,
DUPLEX APARTMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this three-bedroom, second and third floor, duplex apartment to the market. The property is located in and an established residential development to the east of Edinburgh city centre. The property requires a full refurbishment throughout and comprises two double bedrooms, a third single bedroom, bathroom, kitchen, living room and a welcoming entrance hallway.

Internal accommodation is focused on the good-sized living room. The living room has ample floor space for a variety of different furniture configurations which will allow an incoming purchaser to create their ideal entertaining space. The kitchen is accessed from the lounge and hallway and could be configured in multiple different ways to maximise space and add a dining area. Climbing the stairs, the front-facing master bedroom is generous and includes integrated storage. Rear-facing is a second double bedroom and a single bedroom. The bathroom has a front-facing window and includes a three-piece suite.

This is a well-proportioned property which with a refurbishment would make an excellent home or buy-to-let investment.

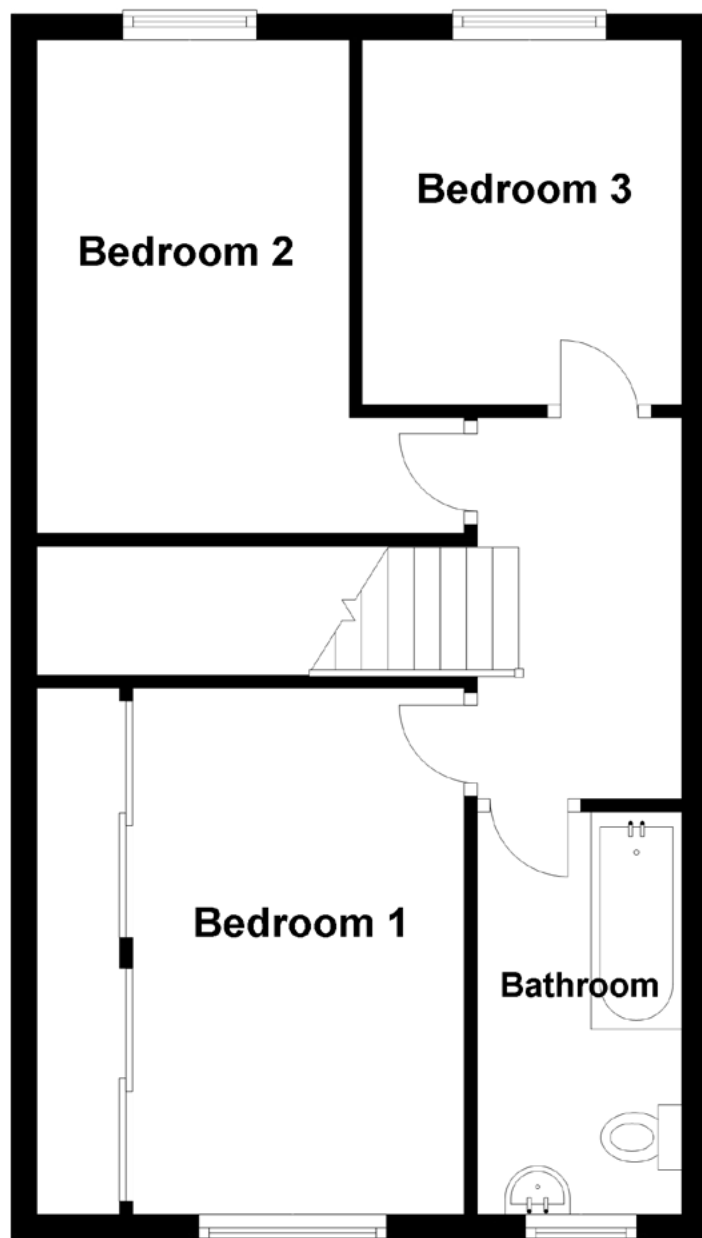
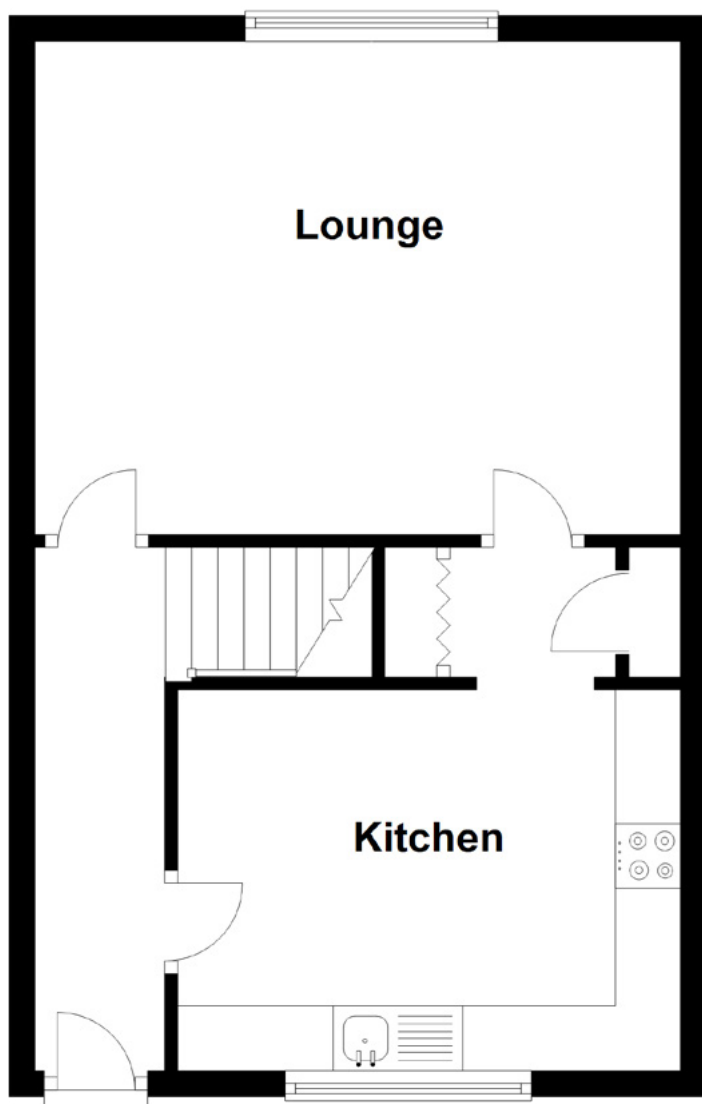






the bedrooms





Approximate Dimensions
(Taken from the widest point)

Lounge	4.98m (16'4") x 3.81m (12'6")
Kitchen	3.75m (12'4") x 2.94m (9'8")
Bedroom 1	4.23m (13'11") x 2.56m (8'5")
Bedroom 2	3.85m (12'8") x 2.41m (7'11")
Bedroom 3	2.82m (9'3") x 2.47m (8'1")
Bathroom	3.11m (10'2") x 1.63m (5'4")

Gross internal floor area (m²): 85m²

EPC Rating: D



The property is situated in the popular residential area of Northfield, ideally placed to take advantage of all local amenities including shopping, sporting and recreational facilities. For larger shopping trips, the Fort Kinnaird Retail Park and Asda Superstore can be easily reached in ten minutes by car or bus. There is a good choice of nursery, primary and secondary schools in the vicinity. A frequent public transport system passing along the main road gives easy access to the City Centre and the east side of Edinburgh.

The property is particularly close to Figgate Park and Duddingston Primary School.

The Location



Solicitors & Estate Agents

info@mcewanfraserlegal.co.uk

Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.