

# 118 Northfield Drive

EDINBURGH, EH8 7RF



*BEAUTIFUL THREE-BEDROOM TERRACED HOUSE THAT IS  
OFFERED TO THE MARKET IN SUPERB INTERNAL ORDER*



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McEwan Fraser is delighted to present this beautiful three-bedroom terraced house that is offered to the market in superb internal order. The property boasts a separate garage, gas central heating, double glazing, and solar panels, which combine to create a cosy and cost-effective home. Internal viewing is highly recommended.

The accommodation is focused on a beautiful dual-aspect living room with neutral décor, wooden flooring, plantation shutters, and excellent levels of natural light. The space is flexible, and different furniture layouts are possible. This ensures flexibility for a new owner to create their ideal living and entertaining space.

## The Property



The adjacent kitchen is well-proportioned and enjoys a range of contemporary base and wall-mounted units. The units are set against a tiled splash-back and arranged around a mix of integrated and free-standing appliances, including a NEFF double oven.





Climbing the stairs, the first-floor landing gives access to all three bedrooms, a shower room, and a loft space for additional storage. Bedroom one is a generous double which also has plantation shutters. There is plenty of space for a large bed and a full suite of bedroom furniture. Bedroom two is a further double that has a large fitted wardrobe. Bedroom three is a single that is currently utilised as a study. The bathroom has natural light, wet wall panelling, and a mains shower.





**Bedroom 2**





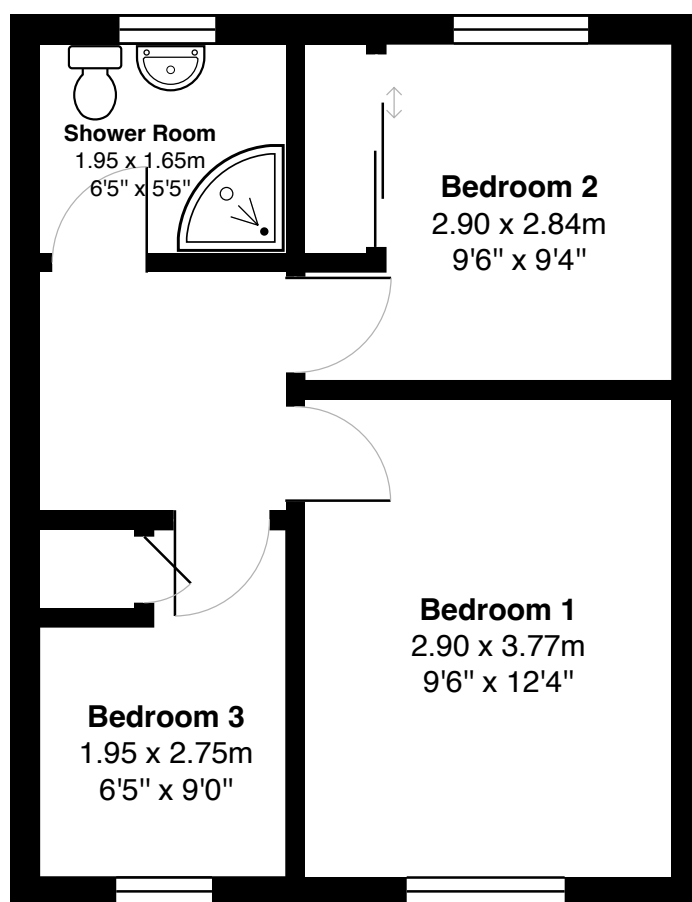
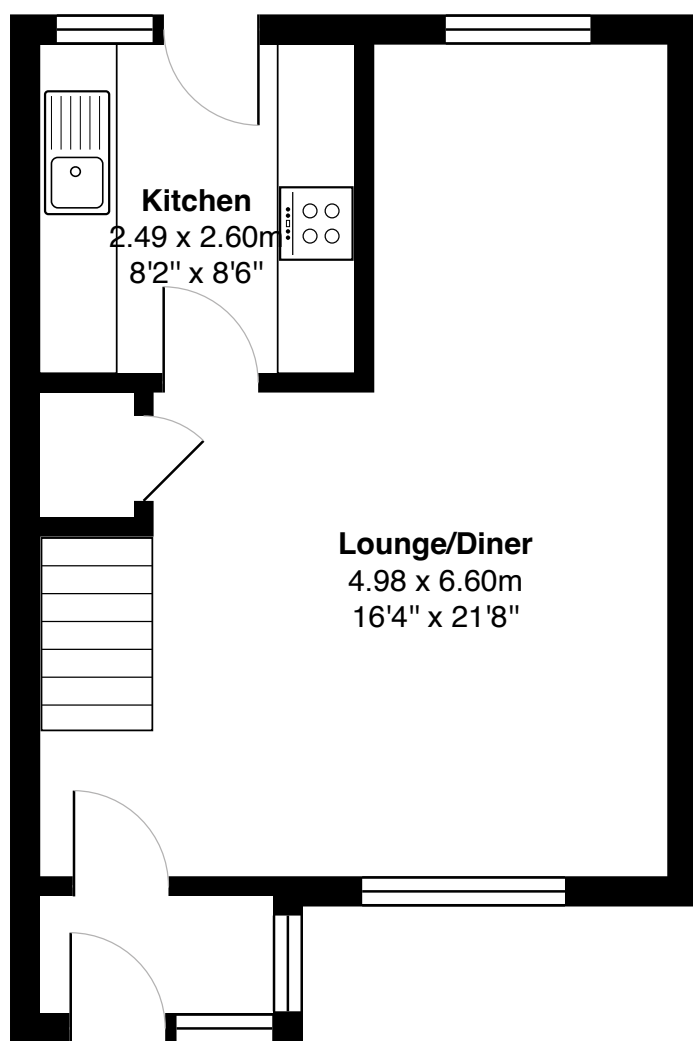


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C



Externally, the property has beautiful, low-maintenance front and rear gardens. The rear garden is south-facing and a perfect summer sun trap. The rear garden has a gate which gives access to the garage, which is located to the rear of the property.

This house is offered in true walk-in condition and needs to be viewed to be fully appreciated.







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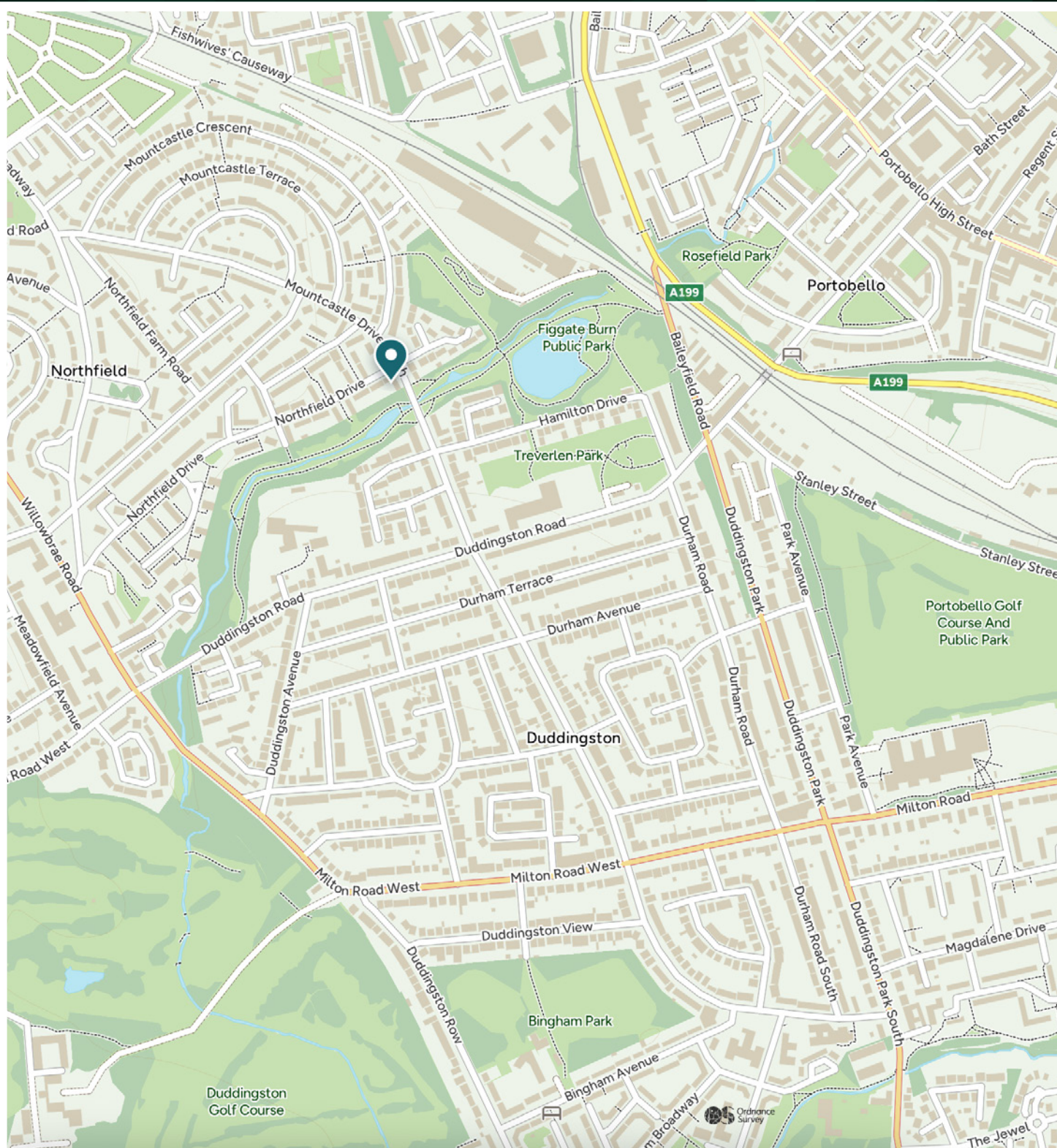
Northfield is a well-established residential area in eastern Edinburgh, offering a blend of suburban tranquility and city convenience. Its prime location attracts families, professionals, and retirees, with excellent transport links, including regular buses to the city centre in just 20–30 minutes. The area is also close to Fort Kinnaird, one of Edinburgh’s largest retail hubs, featuring shops, restaurants, and a cinema.

A major advantage is its proximity to the Royal Infirmary of Edinburgh, Scotland’s leading hospital, just a 10–15 minute drive or bus ride away, ideal for healthcare workers or those prioritizing medical access. Local amenities include convenience stores, cafes, a post office, and healthcare services. Nearby green spaces like Holyrood Park and Figgate Park provide scenic walks and outdoor activities.

With well-regarded schools and a strong sense of community, Northfield balances peaceful living with urban accessibility, making it a practical choice for those seeking both convenience and quality of life in Edinburgh.

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