

Flat 4, 10 Northfield Drive

EDINBURGH, EH8 7RW



*THREE BEDROOM, FIRST AND SECOND FLOOR,
DUPLEX APARTMENT*



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Flat 4 10 Northfield Drive

McEwan Fraser is delighted to present this three-bedroom, first and second 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 is well presented and comprises two double bedrooms, a third single bedroom, bathroom, kitchen, living room and a welcoming entrance hallway. Further benefits include gas central heating, double glazing, excellent internal storage and ample on-street parking.





The internal accommodation is focused towards the spacious, neutrally finished living room which enjoys excellent natural light levels through a large picture window. 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 Lounge

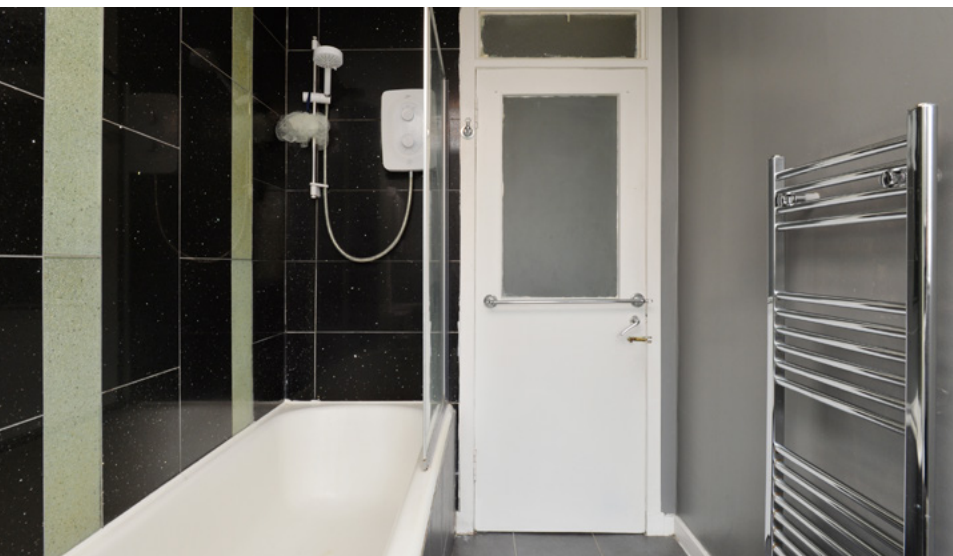


The stylish kitchen is accessed from the lounge and has been configured with a full range of base and mounted units which afford plenty of prep and storage space.

There is a 5 ring gas hob alongside an electric oven, grill and a further suite of integrated appliances.



The Kitchen

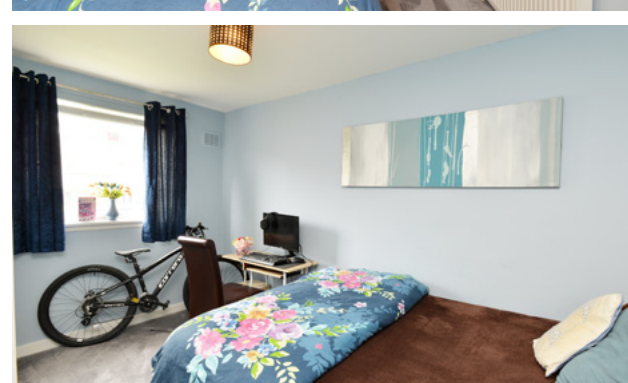
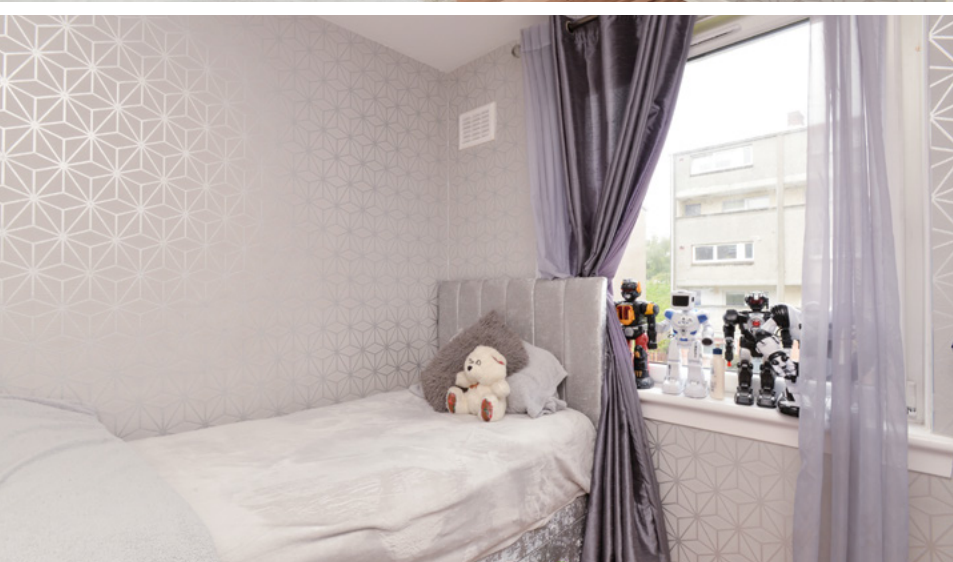
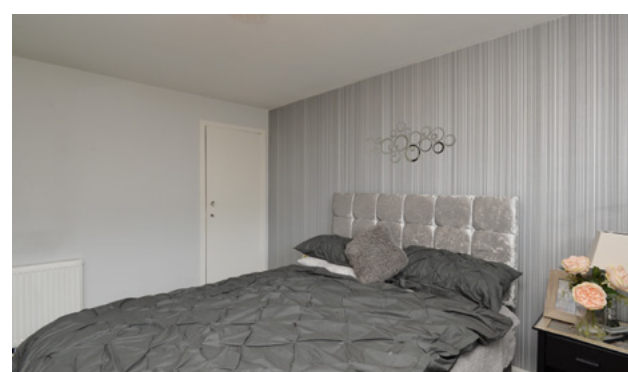


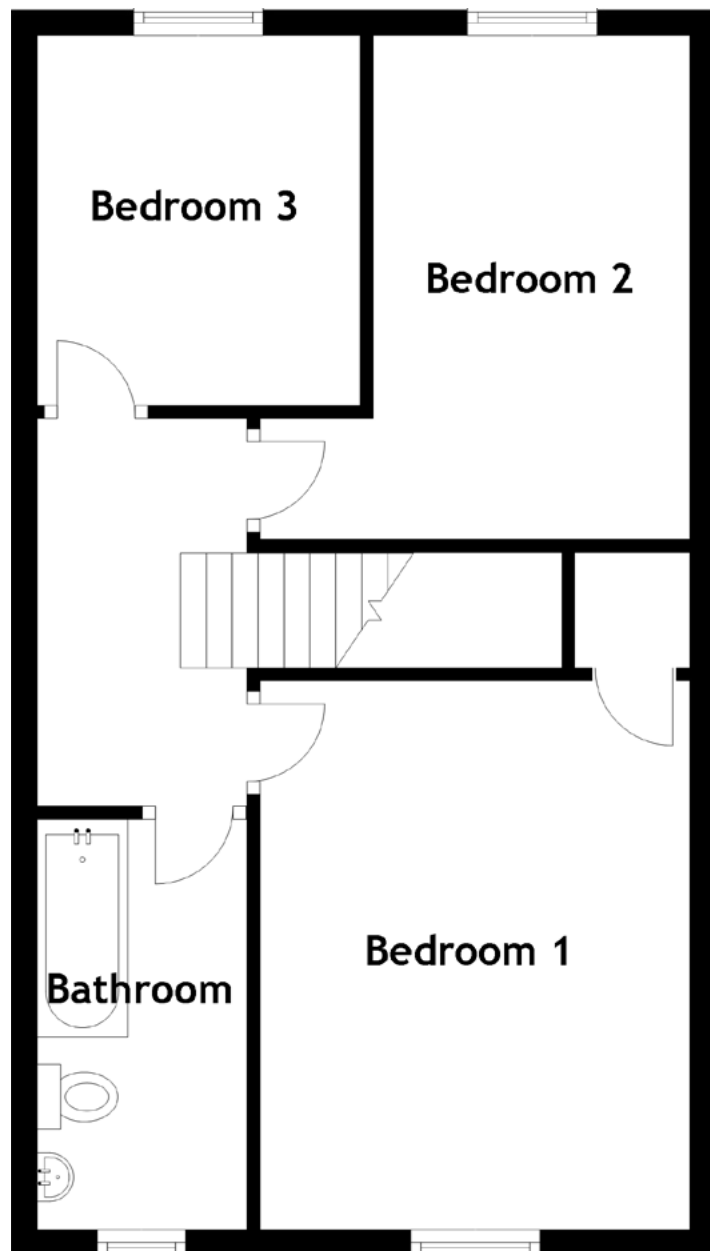
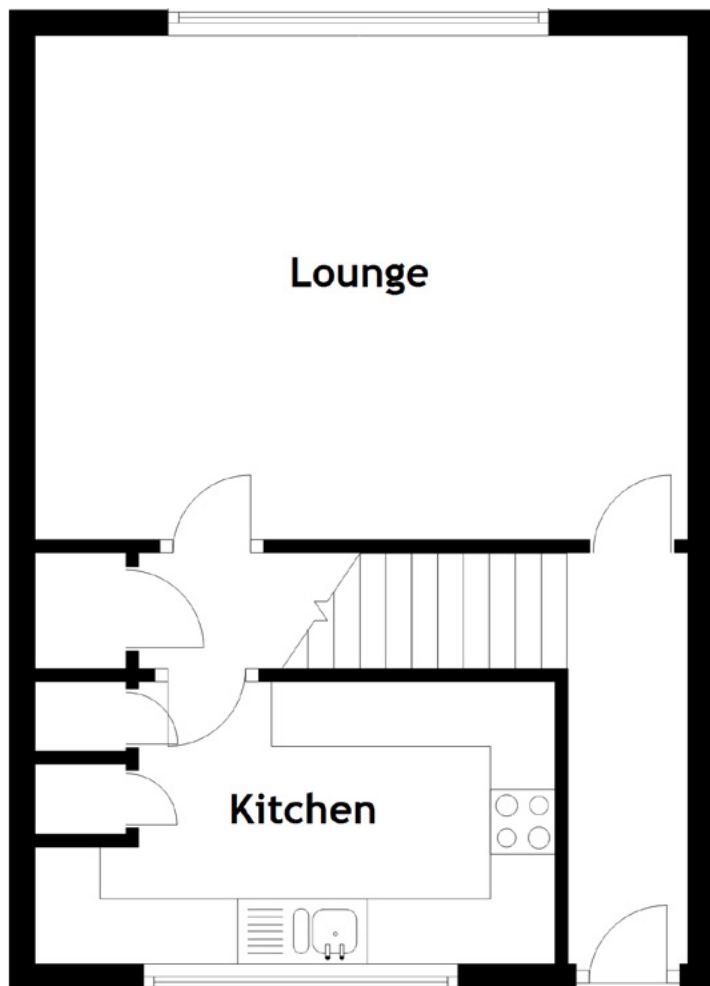
Climbing the stairs, the front-facing master bedroom is particularly generous and includes integrated storage.

There is plenty of space for a full range of bedroom furniture. Rear-facing is a second double bedroom and a single bedroom with a built-in store cupboard. The bathroom has a front-facing window and includes a three-piece suite with a modern electric shower unit over the bath.



This is a well-proportioned property in good order which would make an excellent first time buy or sound buy-to-let investment.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.04m (16'6") x 3.89m (12'9")
Kitchen	4.01m (13'2") x 2.09m (6'10")
Bedroom 1	4.24m (13'11") x 3.32m (10'11")
Bedroom 2	3.86m (12'8") x 3.35m (11')
Bedroom 3	2.86m (9'4") x 2.49m (8'2")

Bathroom 3.17m (10'5") x 1.68m (5'6")

Gross internal floor area (m²): 86m²

EPC Rating: C

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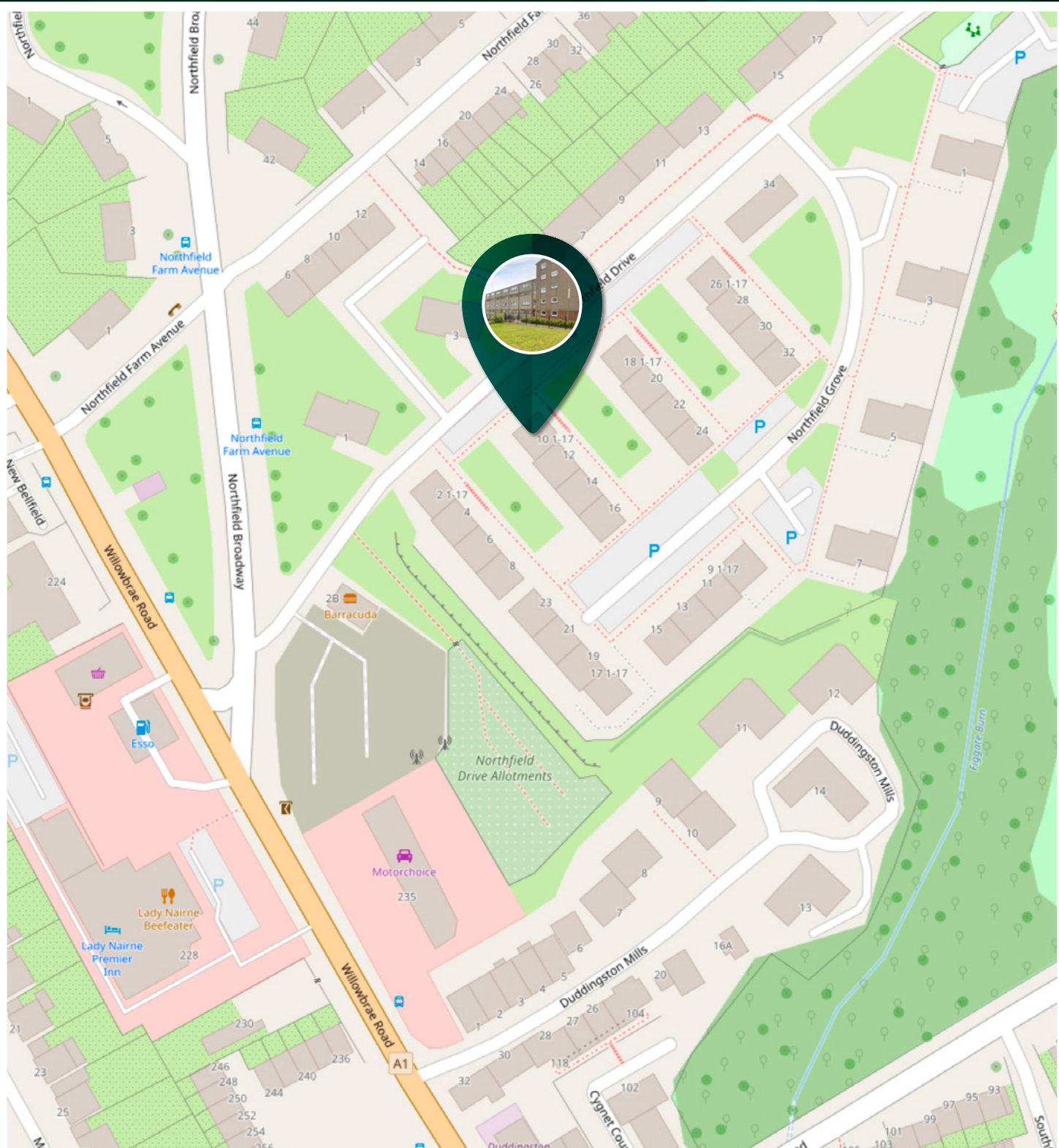


The Location

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.





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