



Location

EDINBURGH, EH8 7RY

This is an extremely convenient location and is situated probably no more than two miles away from the city centre.

Using one of the many and frequent bus services that serve the district, the trip into the city centre generally takes no more than a matter of fifteen to twenty minutes. In fact, for the energetic, many parts of the city centre are within walking distance, perhaps via Holyrood Park. It should also be noted that there is a Spar convenience store less than 100 meters from the property, providing for most day to day needs. Also within very easy reach is a very large branch of Morrisons which, on its own, can probably satisfy every possible daily requirement. Throughout the district are a number of small shops. Travelling away from the city centre via Milton Road, Asda, can often be reached in a matter of five minutes.

All of this, of course, is to say nothing of the extensive shopping and commercial facilities nearby in Portobello. Local amenities include the vast expanse of Holyrood Park and Arthur's Seat, the climbing of which is rewarded by panoramic views of the entire region. At the foot of Arthur's Seat lies Duddingston Loch Reserve. On the far side of the park, within easy reach, is the Royal Commonwealth Pool. Throughout the district, there is a choice of health services including the services of a number of dentists. The catchment schools are Duddingston and St. John's primaries and Portobello and Holyrood secondary schools.



80/1 Northfield Broadway

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“... communal garden grounds and excellent views to Arthur’s seat ...”

An excellent opportunity has arisen to acquire this spacious two-bedroom, ground floor flat, situated within the Northfield area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in great condition. The flat is briefly comprising; entrance hallway, including storage cupboard, a spacious lounge, good sized modern kitchen which was recently installed, two large double bedrooms, both of which have good space on offer and a three-piece, partially tiled bathroom, benefiting from an overhead shower.

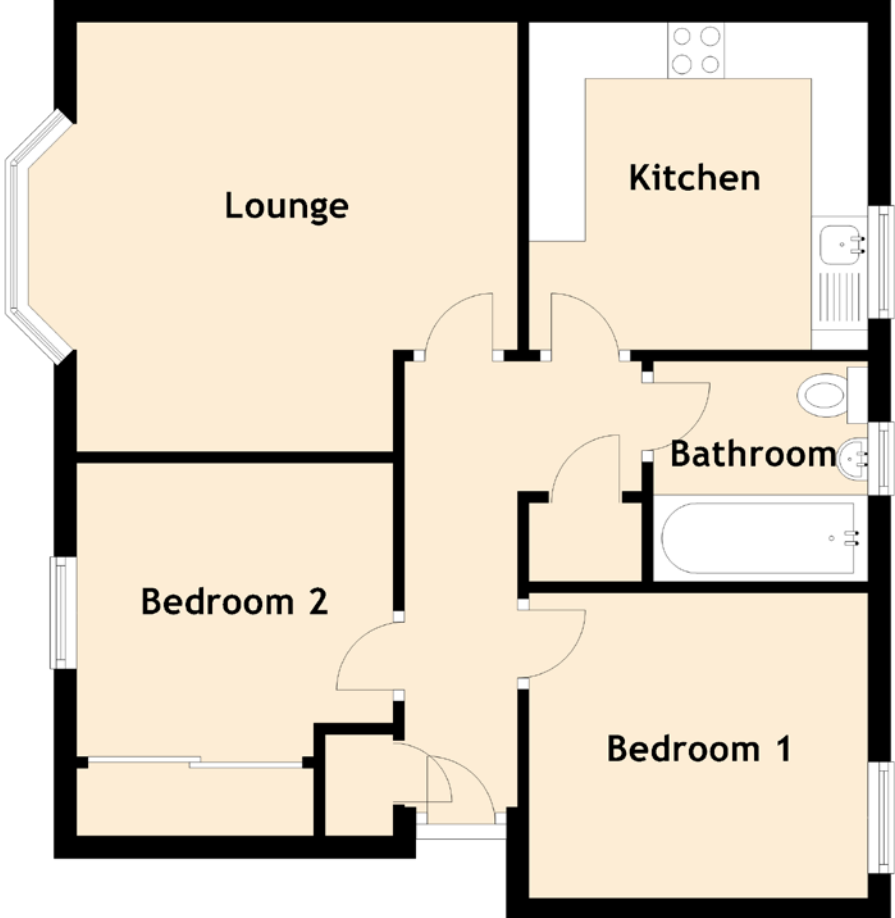
This property also benefits from fully double glazed uPVC windows, secure door entry system, more than adequate on and off street parking to accommodate for residents and visitors in the local area, as well as a communal garden grounds and excellent views to Arthur’s seat without any disturbance of buildings in front of you.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.80m (12'6")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	3.00m (9'10") x 2.70m (8'10")
Bedroom 2	2.80m (9'2") x 2.60m (8'6")
Bathroom	1.95m (6'5") x 1.90m (6'3")

Gross internal floor area (m²): 56m² | EPC Rating: D

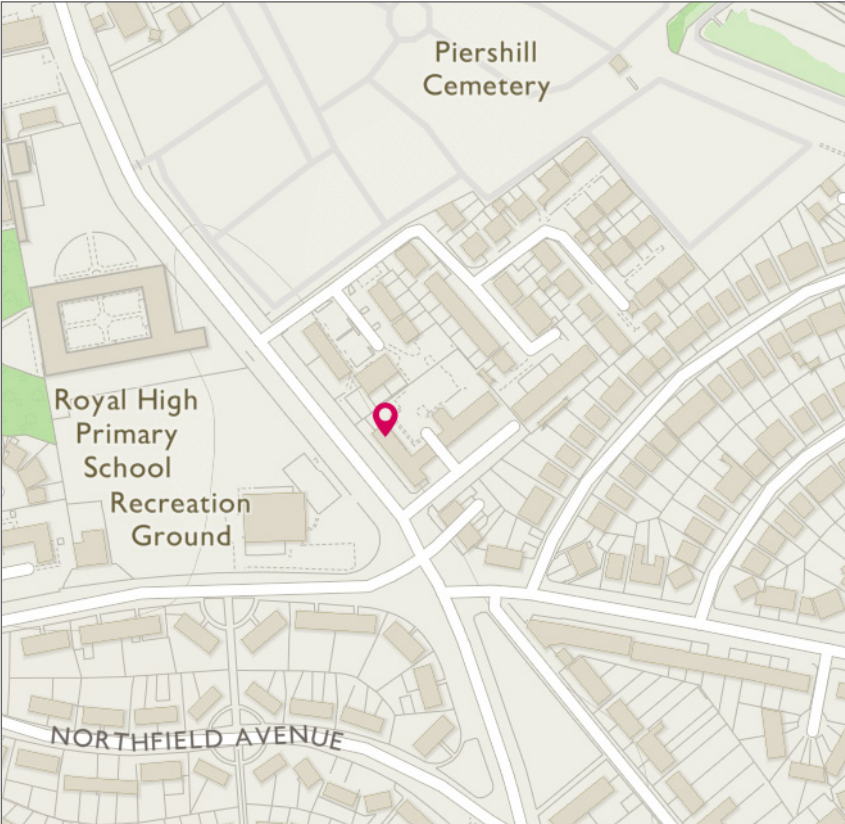


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