

1/11 Northfield Heights

WILLOWBRAE, EDINBURGH, EH8 7QJ



*BRIGHT AND SPACIOUS THIRD FLOOR
FLAT WITH BALCONY*



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McEwan Fraser is delighted to present this bright and spacious third-floor flat with balcony. The property forms part of an established modern development located in the popular Willowbrae district, east of Edinburgh city centre. The property is presented to the market in excellent condition and enjoys gas central heating, double glazing, allocated parking, bike store, secure entry system and lift access.





The accommodation is focused on a generous, dual-aspect, open plan kitchen/living room that is neutrally finished and offers tremendous floor space. This will allow the new owner plenty of scope to create their ideal entertaining space. The kitchen has been upgraded beyond the builder's original specification and includes a full range of contemporary base and wall-mounted units. There are a range of integrated appliances including gas hob, electric oven, dishwasher. Space is provided for a free-standing fridge freezer and laundry facilities are in an attached utility cupboard. Moving along the central hallway, which includes integrated storage, there are two double bedrooms and main bathroom. The bedrooms both enjoy integrated wardrobes and ample space for a full suite of bedroom furniture. Bedroom one is the obvious master and also enjoys access to a stylish en-suite shower room. The main bathroom is fully tiled and includes a three-piece suite with shower over bath.

This charming modern apartment is within easy reach of the city centre, Holyrood Park and Portobello beach. Early viewing is highly recommended.

The Location

lounge area





Kitchen area





bedroom 1



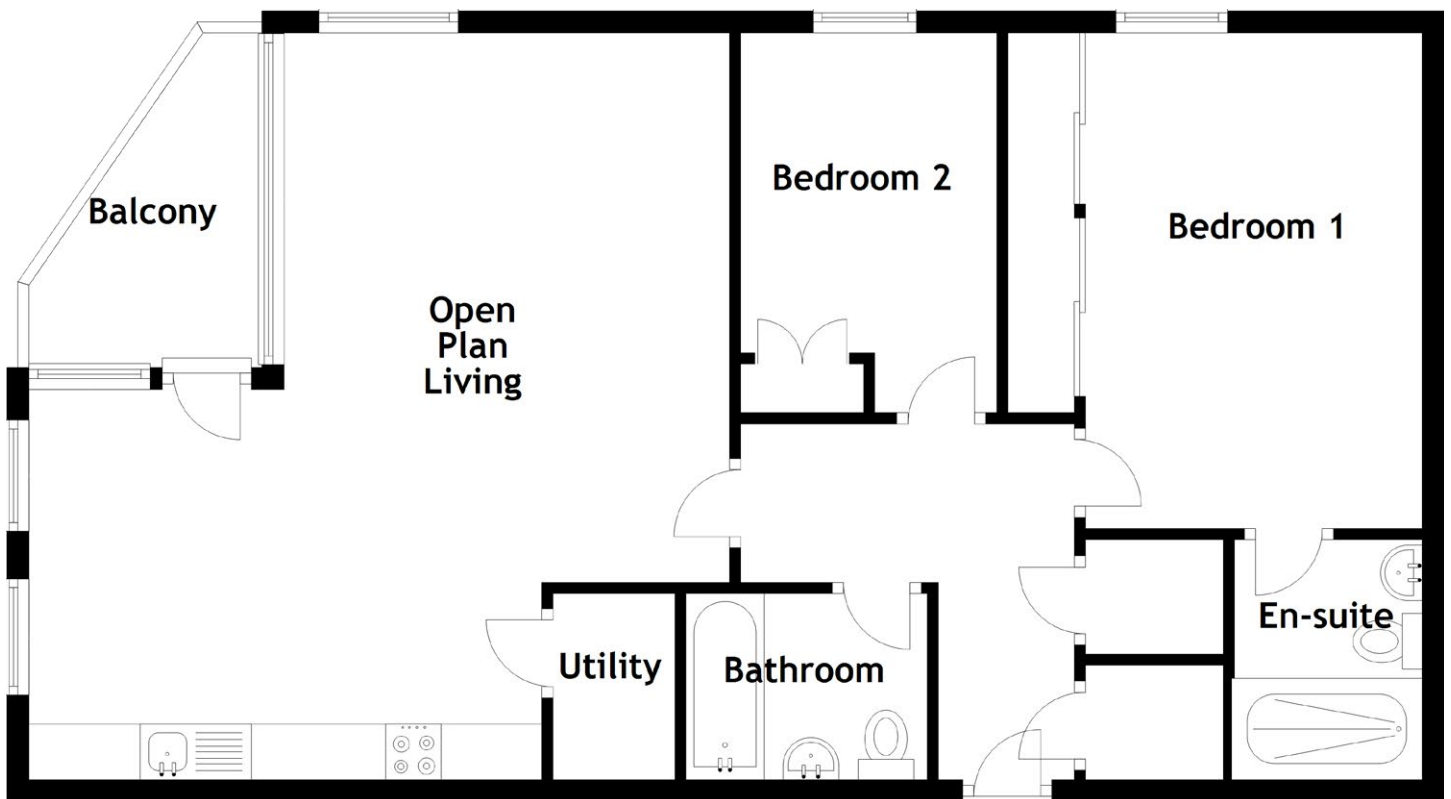


bedroom 2





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Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.71m (22') x 6.30m (20'8")	Utility	1.67m (5'6") x 1.10m (3'7")
Bedroom 1	4.45m (14'7") x 3.03m (9'11")	Gross internal floor area (m ²): 78m ² EPC Rating: B	
En-suite	2.16m (7'1") x 1.69m (5'6")		
Bedroom 2	3.41m (11'2") x 2.30m (7'7")		
Bathroom	2.17m (7'1") x 1.67m (5'6")		





The property is situated within the sought after Willowbrae district of the city lying approximately three miles from the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements including a Morrison's supermarket with a large 24-hour Asda supermarket located at The Jewel.

Further facilities can be found at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat, only a short distance away. Fort Kinnaird Retail Park provides a further variety of high street named shops together with popular restaurants and multi-screen cinema.

The property is conveniently placed for the commuter with regular bus services leading to the city centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.

The Location

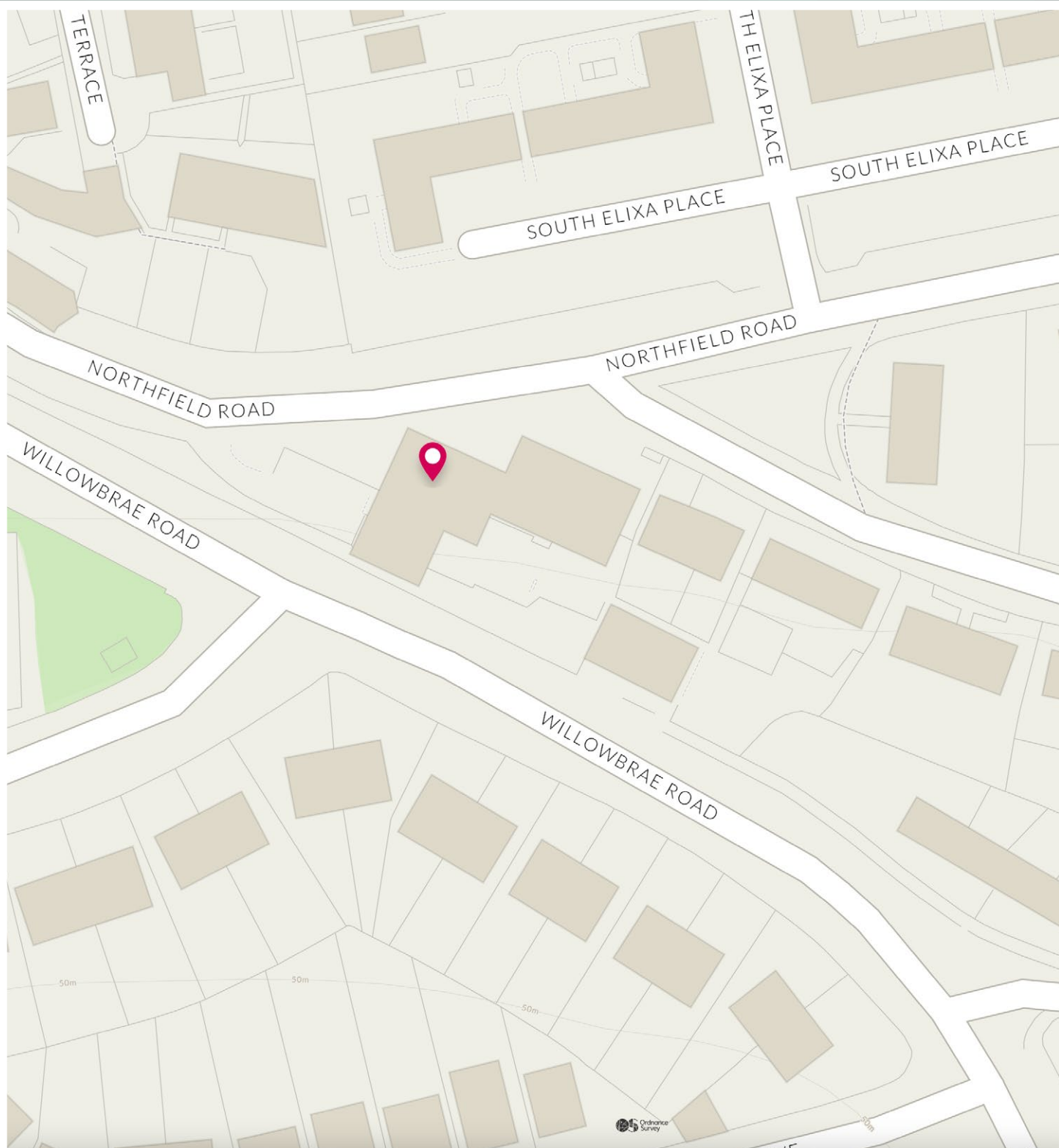


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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