

10 Northfield Square

NORTHFIELD, EDINBURGH, EH8 7PJ



A bright and beautiful first-floor home in one of Edinburgh's best-connected districts



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McEwan Fraser is delighted to present this generous two-bedroom upper villa that offers a perfect balance of comfort and space, ideal for first-time buyers or investors alike. The property is presented to the market in very good condition and further benefits from gas central heating and double glazing.

THE LIVING ROOM



Occupying an excellent position within a popular residential area, the property has an elevated outlook and superb natural light throughout. The accommodation comprises a bright and spacious living room with a feature fireplace and plenty of space for a large suite and supporting furniture.

THE KITCHEN



The separate kitchen offers a good range of base and wall-mounted units, giving plenty of prep and storage space. Gas hob and electric oven are integrated, while space is provided for further freestanding appliances.





There are also two comfortable bedrooms and a modern bathroom. The home is tastefully presented and ready to move into, offering excellent scope for personal touches.

THE BATHROOM



BEDROOM 1



BEDROOM 2



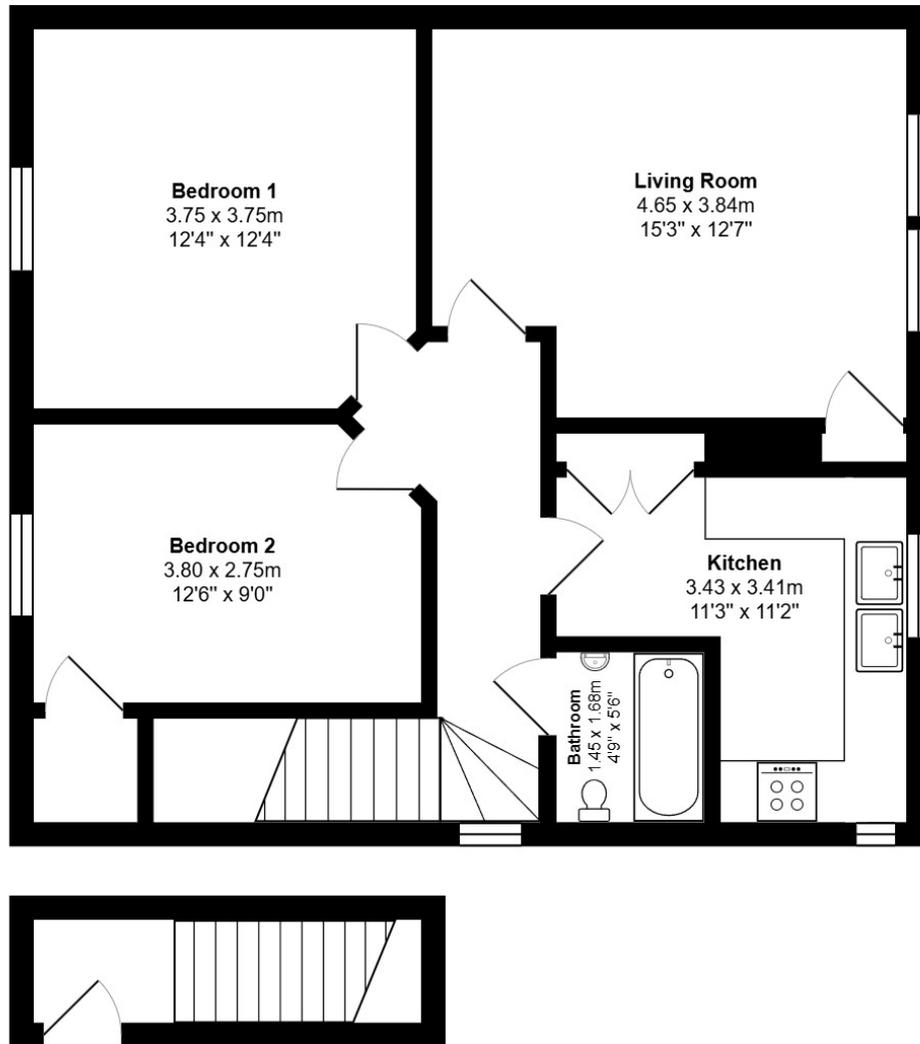
Externally, residents benefit from access to shared and private garden grounds.

This is a superb opportunity to acquire a well-presented home in a well-connected area, offering generous internal space and excellent amenities nearby.

EXTERNALS

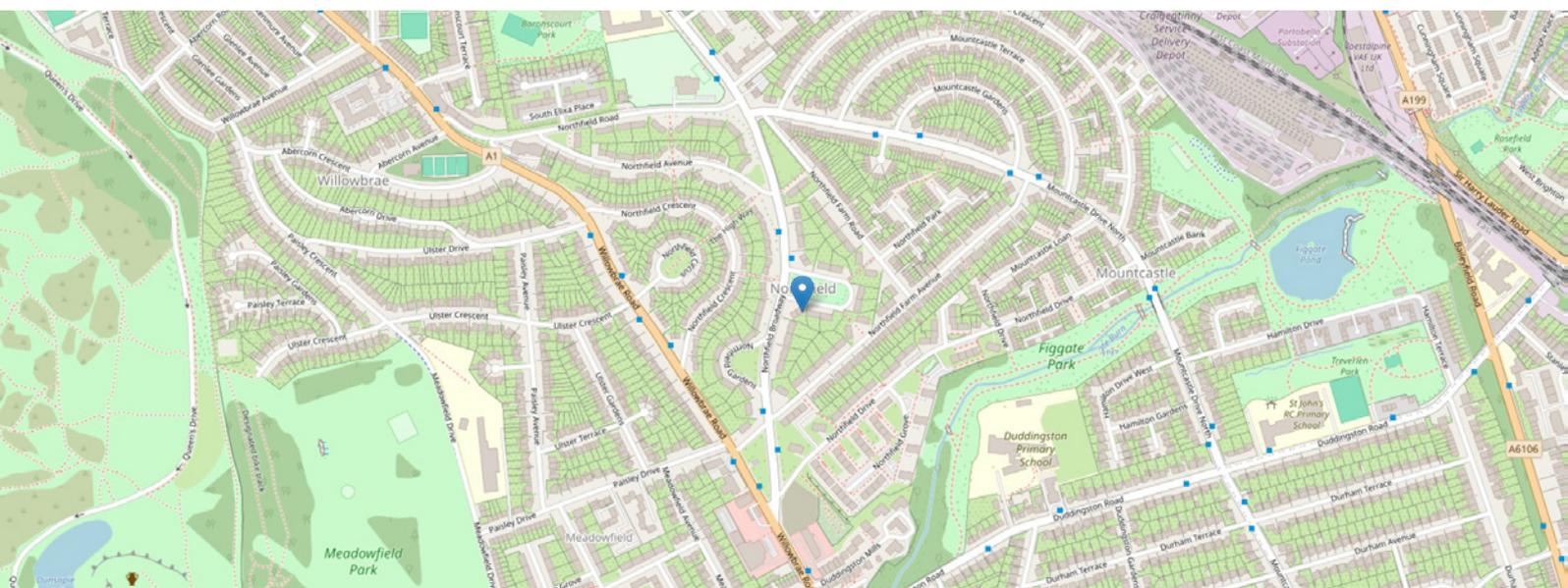


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

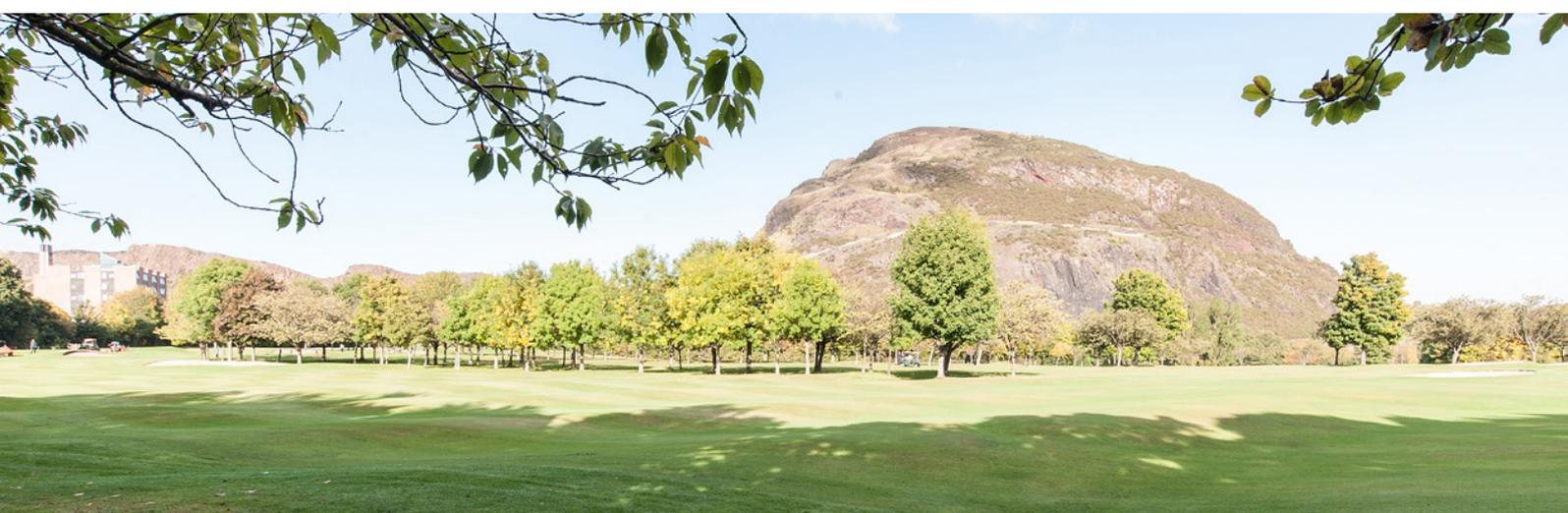
Gross internal floor area (m²): 67m² | EPC Rating: C



THE LOCATION

Northfield is a well-established and popular residential district situated approximately two miles east of Edinburgh's vibrant city centre. The area enjoys a pleasant suburban setting while remaining exceptionally well-connected to the capital's many attractions and business districts, making it an appealing choice for a wide range of buyers.

The neighbourhood offers an excellent selection of local amenities to meet everyday needs. There are convenience stores and independent retailers within easy reach, while larger supermarkets, including Morrisons (Portobello Road), Sainsbury's (Meadowbank Retail Park) and ASDA (The Jewel), are all readily accessible. For more extensive retail and leisure facilities, Fort Kinnaird Retail Park provides a wide range of high street stores, restaurants and a multi-screen cinema.





Northfield benefits from excellent public transport links, with frequent services operated by Lothian Buses providing swift access to the city centre and surrounding areas throughout the day. The nearby A1 and city bypass offer convenient road connections for commuters travelling further afield, including straightforward routes to Edinburgh Airport and the central motorway network.

The area is particularly well placed for recreational pursuits. Residents can enjoy the open green spaces of Figgate Park and the expansive Holyrood Park, home to the iconic Arthur's Seat, which offers panoramic views across the city. The seafront at Portobello Beach is also within easy reach, ideal for coastal walks and leisure activities, while Meadowbank Sports Centre provides modern fitness and sports facilities.

Overall, Northfield combines the convenience of strong transport connections and excellent shopping facilities with an abundance of nearby green space and leisure opportunities, creating a highly desirable setting for a variety of purchasers.



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