

3/3 Northfield Drive

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*SPACIOUS TWO BEDROOM MAISONETTE
FLAT IN NORTHFIELD*



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McEwan Fraser Legal is delighted to present this two-bedroom maisonette in Edinburgh's popular Northfield Area of Edinburgh. The property is in walk-in condition having been upgraded beautifully by the present owners.

Inside, the property comprises of a spacious living area with access to the private balcony. The lounge is bright and spacious and would accommodate various configuration possibilities. A fully equipped modernised kitchen which has been finished to a high standard. This kitchen really offers everything you would hope. Including a new gas combination boiler. The flat is equipped with two bedrooms which are spacious and offer integrated storage space. There is a spacious bathroom on the same level as the bedrooms offers a three-piece white suite.

In addition to this, the property includes residents parking, full double glazed windows and modern gas central heating making for a cosy yet cost-effective home year-round.

the lounge



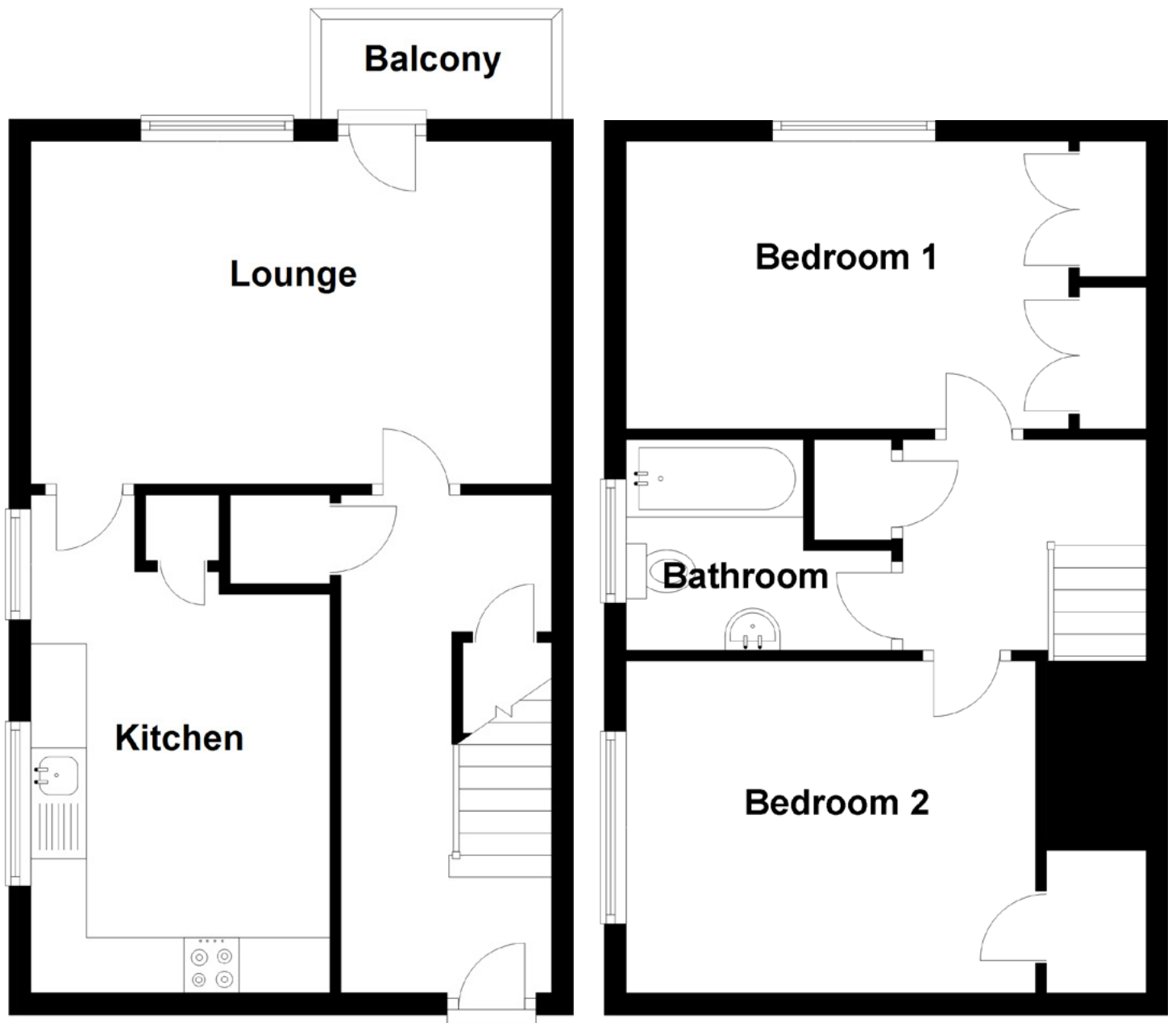
the kitchen











Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.10m (10'2")
Kitchen	4.50m (14'9") x 2.70m (8'10")
Bedroom 1	4.00m (13'1") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 1.90m (6'3")

Gross internal floor area (m²): 74m²

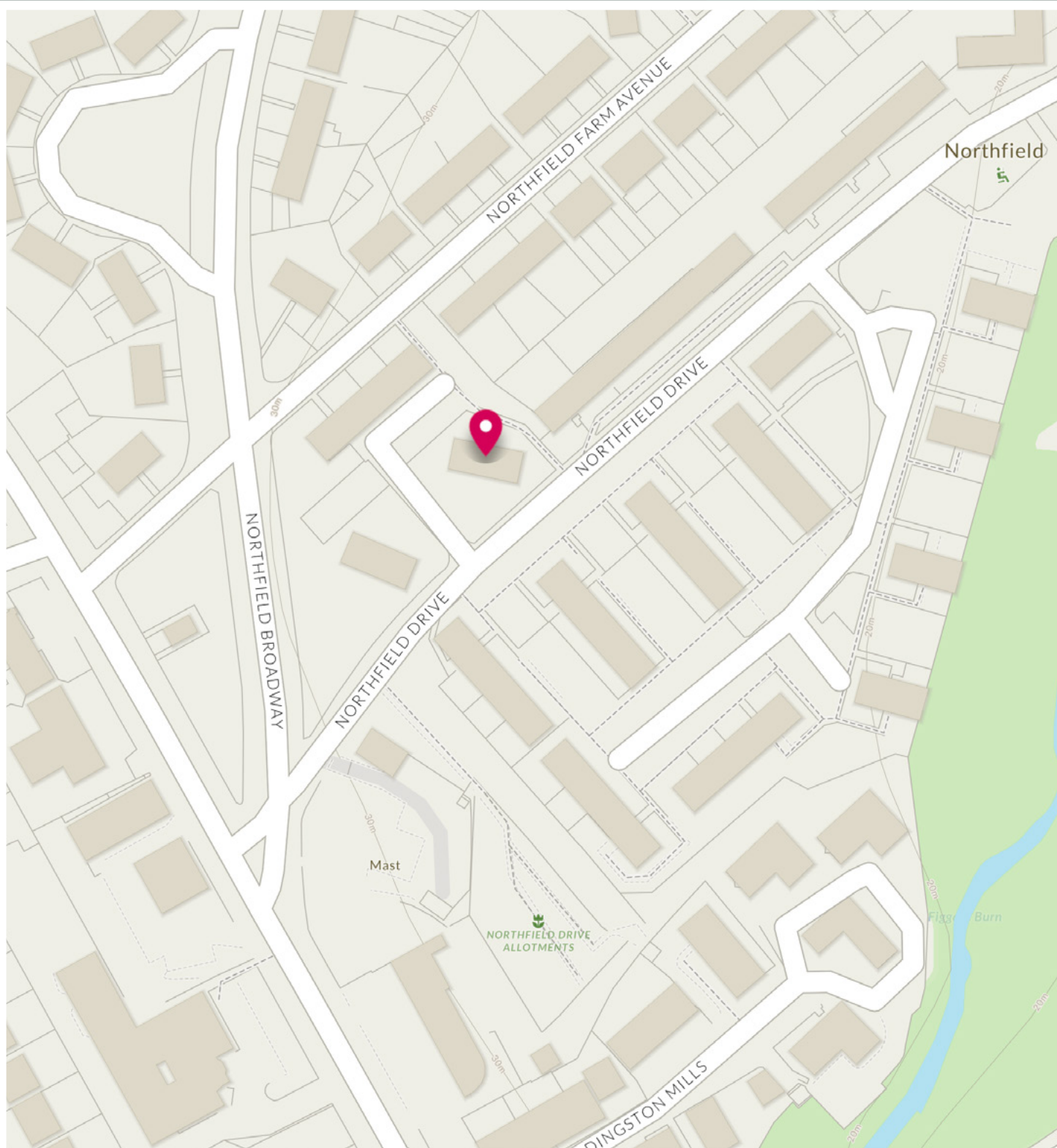
EPC Rating: C



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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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ERIN MCMULLAN
Photographer



Layout graphics and design
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