

# 1/4 Northfield Broadway

NORTHFIELD, EDINBURGH, EH8 7QQ



*TWO BEDROOM FLAT  
IN NORTHFIELD*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Welcome to this charming two-bedroom flat nestled in a Northfield.

This inviting residence boasts a spacious living room, perfect for gatherings and relaxation. Adjacent to the living area, you'll find a generously sized kitchen. The flat also features a convenient three-piece bathroom suite, ensuring comfort and functionality. With its practical layout and comfortable amenities, this property offers a cozy retreat for everyday living.

The property benefits from a large separate fenced garden, large outdoor communal spaces and on-street parking.

**The Property**













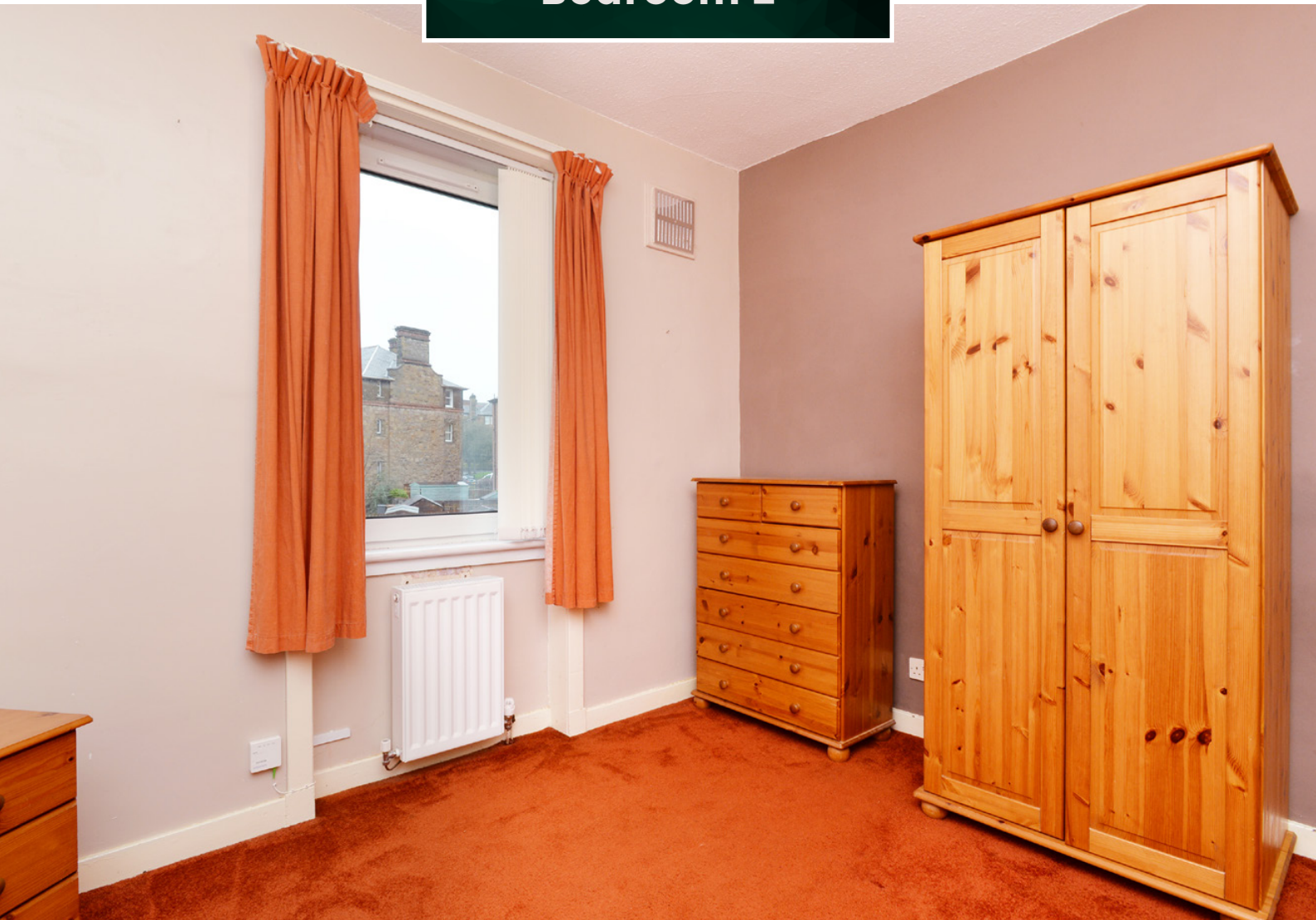
**Bedroom 1**







**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

Lounge	4.32m (14'2") x 3.73m (12'3")	Shower Room	1.94m (6'4") x 1.38m (4'6")
Kitchen	2.61m (8'7") x 2.61m (8'7")		
Bedroom 1	4.75m (15'7") x 3.17m (10'5")	Gross internal floor area (m <sup>2</sup> ): 59m <sup>2</sup>	
Bedroom 2	3.30m (10'10") x 3.17m (10'5")	EPC Rating: D	







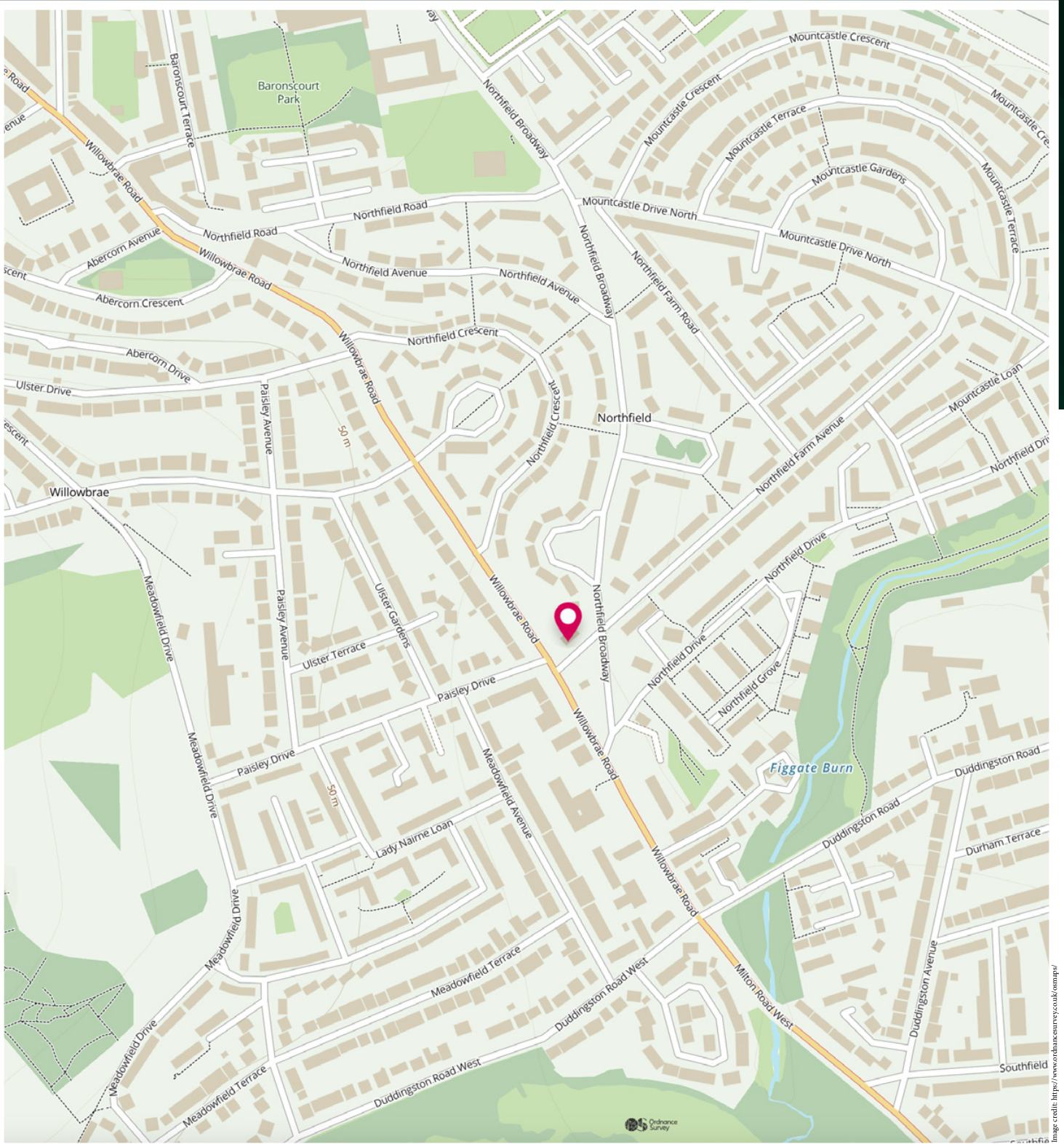


This location is extremely convenient and is probably no more than two miles from the city centre. Using one of the many and frequent bus services that serve the district, the trip into the city centre generally takes no more than a matter of fifteen to twenty minutes. In fact, for the energetic, many parts of the city centre are within walking distance, perhaps via Holyrood Park. The area is well served. 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 several small shops and banking and post office services. Travelling away from the city centre via Milton Road, Asda can often be reached in 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. Just around the corner lies Meadowbank Sports Centre. On the far side of the park, within easy reach, is the Royal Commonwealth Pool. The Royal High Primary School is nearby. Only a little further on is Duddingston Primary and St Johns Primary. The secondary school is in Portobello.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SCOTSMAN



Text and description  
**ANDREW DARCY**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.