




McEwan Fraser Legal

Solicitors & Estate Agents

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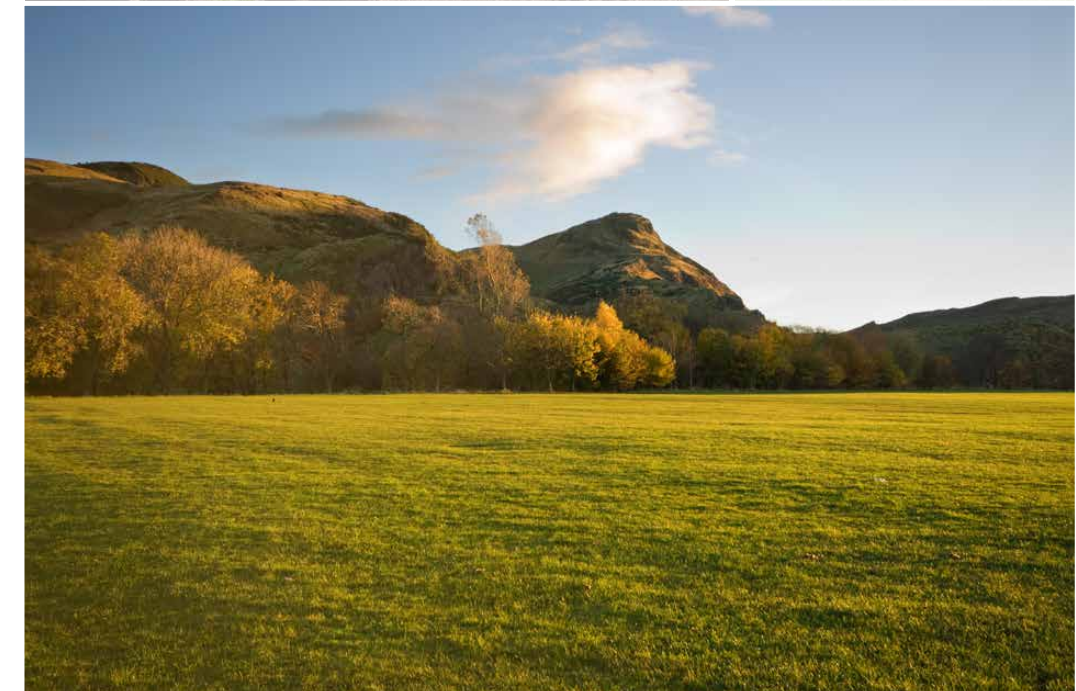
43 Northfield Farm Avenue

EDINBURGH, EH8 7QY

THE LOCATION

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.





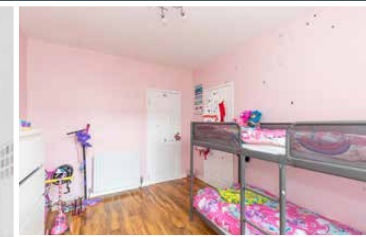
THE PROPERTY

An excellent opportunity has arisen to acquire this spacious three bedroom lower villa, making for an ideal first-time purchase, an investment opportunity or a family home. Well located within the popular Northfield area of Edinburgh, viewing of this property is highly recommended.

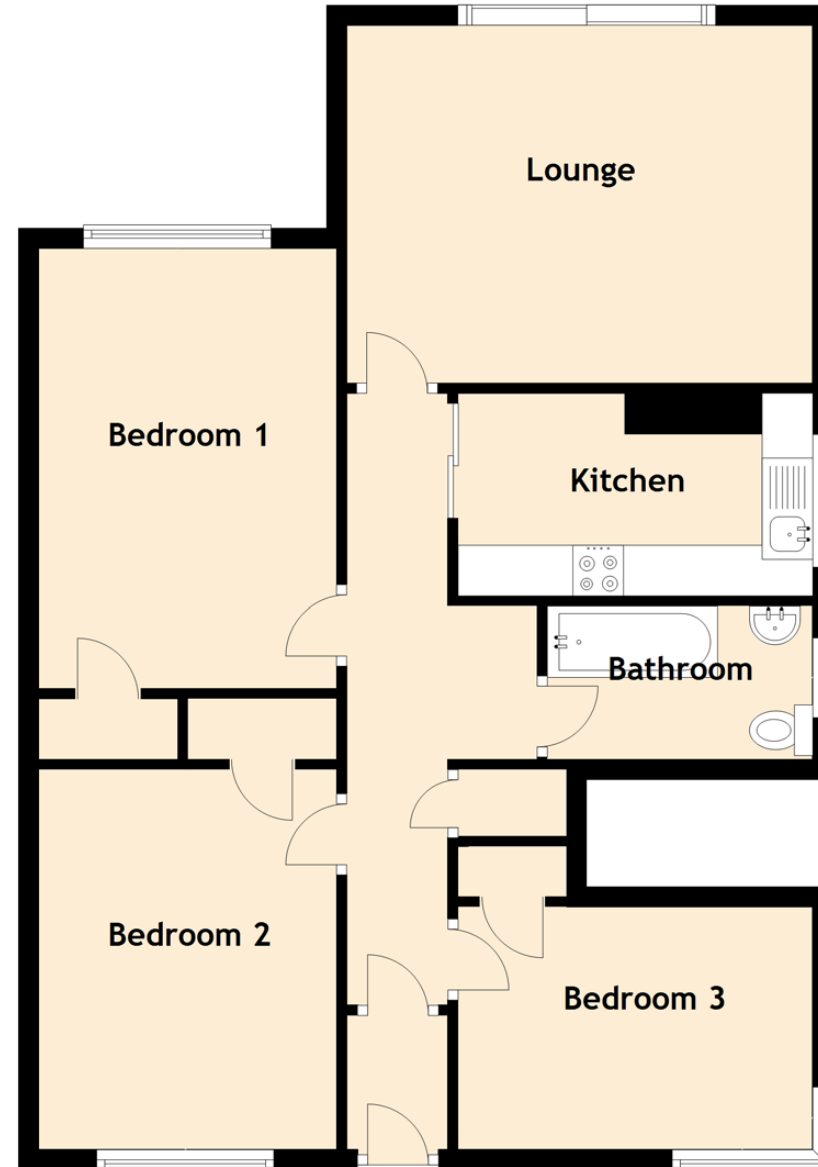
Internally this accommodation is ready to move in and briefly comprises of an entrance hallway with storage cupboard, a bright and spacious lounge/diner with feature gas fire and sliding patio doors for access to the rear garden, a modern white

gloss kitchen with a gas integrated four-ring hob, extractor hood, oven, fridge/freezer and washing machine, There are three double bedrooms, with built-in storage and a fully tiled white suite bathroom with electric shower completes the rooms.

This property further benefits from gas central heating, fully double glazed windows and a secure private garden to the rear with decking and paved area, To the front, there is a private monoblock driveway for two/three cars. There is also more than adequate on-street parking to accommodate visitors.



BEDROOMS & BATHROOM



THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.53m (11'7")
Kitchen	3.33m (10'11") x 2.00m (6'7")
Bedroom 1	4.34m (14'3") x 2.94m (9'8")
Bedroom 2	4.45m (14'7") x 2.94m (9'8")
Bedroom 3	3.36m (11') x 2.39m (7'10")
Bathroom	2.62m (8'7") x 1.51m (4'11")

Gross internal floor area (m²): 77m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods (excluding dryer) appliances and shed. Please note, other items may be available through separate negotiation.

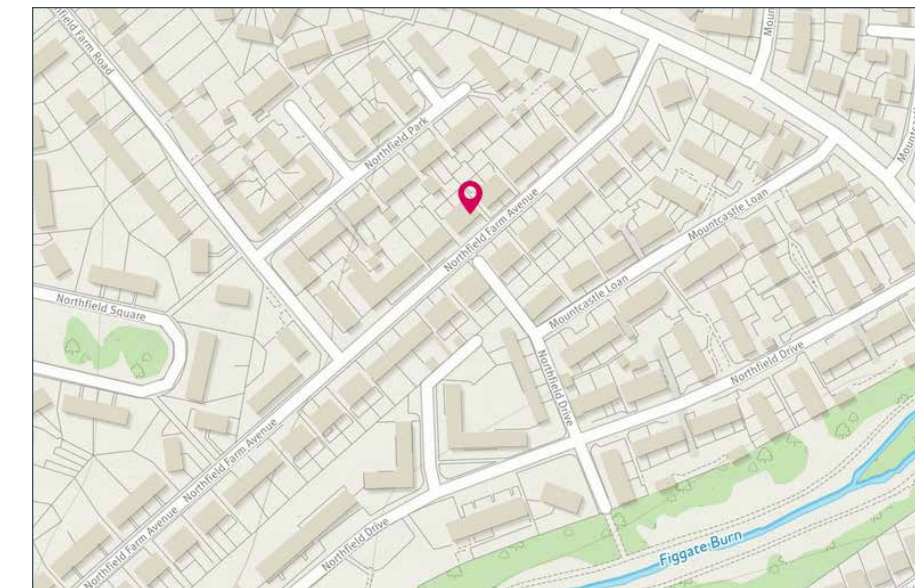


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**Part
Exchange
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