



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**8 Northfield Farm Road**

EDINBURGH, EH8 7QR





## 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.



## THE PROPERTY

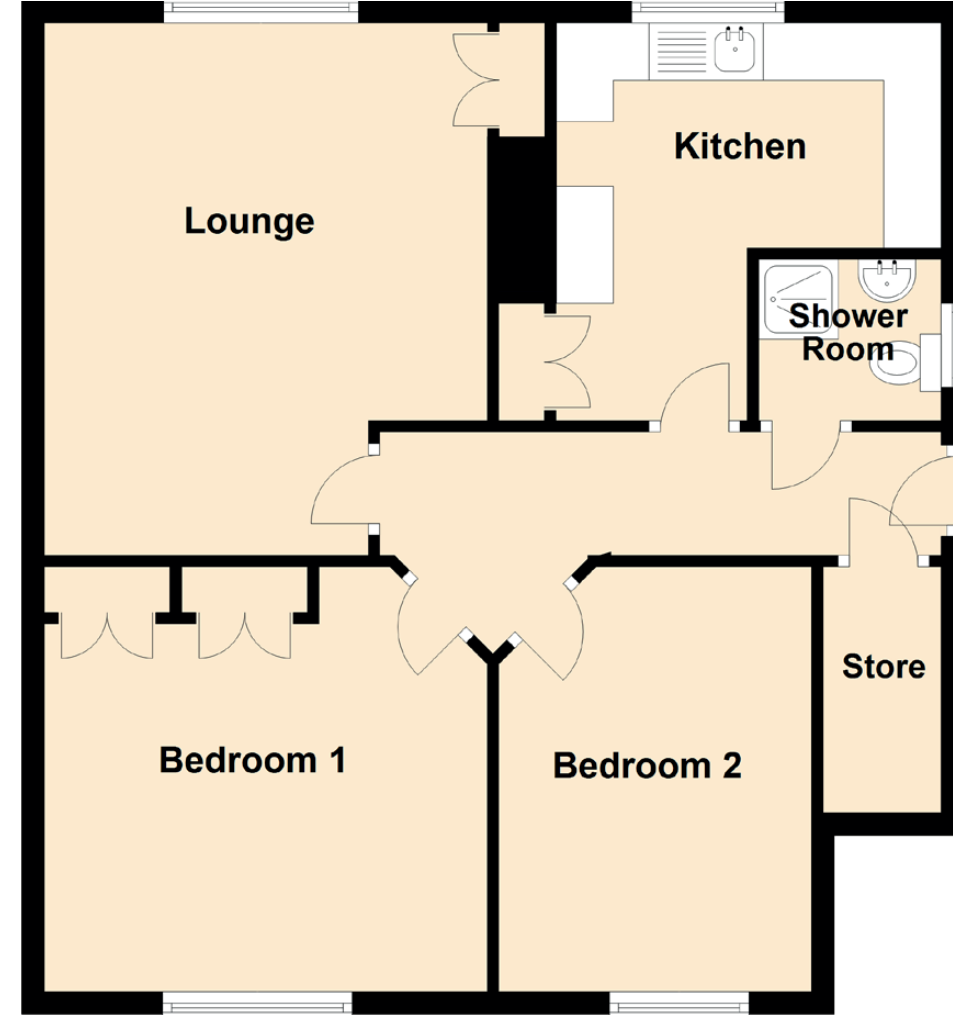
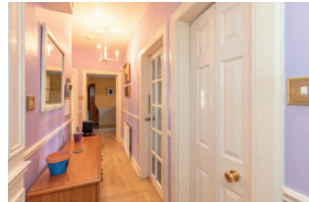
McEwan Fraser Legal is delighted to present this two-bedroom main door lower villa in Northfield. The property is efficient and is in good order with scope for some cosmetic upgrades. The property showcases good sized rooms throughout, a large garden and useful transport links nearby. Inside, the property comprises of:

- Fully equipped kitchen with integrated fridge, a freezer, gas cooker, washing machine and an additional storage cupboard
- Spacious living area to the front with a feature fire and surround
- Two good sized bedrooms
- A shower room with a white suite WC and electric shower
- Hallway with storage cupboard

In addition to this, the property includes gas central heating, double glazed windows, a large garden, off-street parking is also available.







Approximate Dimensions (Taken from the widest point)	
Lounge	4.66m (15'3") x 3.88m (12'9")
Kitchen	4.99m (16'5") x 3.37m (11'1")
Shower Room	1.70m (5'7") x 1.51m (4'11")
Bedroom 1	3.72m (12'2") x 3.72m (12'2")
Bedroom 2	3.72m (12'2") x 2.74m (9')

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>  
EPC Rating: C

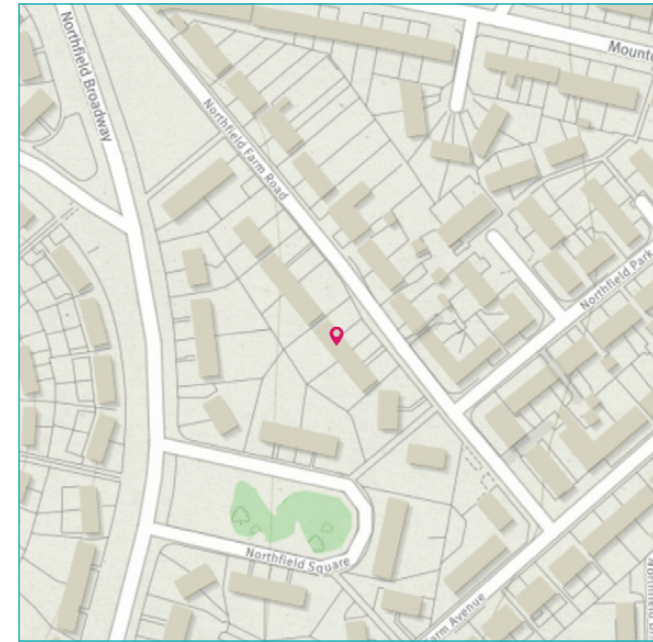


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





# 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

**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.



Text and description  
**GARY WALES**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer