



This is a stylish, attractively upgraded, south facing LOWER VILLA FLAT offering well - proportioned accommodation with open sunny aspect close to excellent local amenities.

Hall, Livingroom; Kitchen/breakfast(sunny balcony); Bedroom & Shower room. Superb storage space;
Gas CH;Double Glazing;Shared Gardens & Free Parking.

Viewing: call 07776 198 960 (agent).

Offers Over £139,000

Location

Northfield Drive lies behind and below the main Willowbrae Road (A1) close to the crossroads with Duddingston Road, only 3 miles east of Edinburgh's city centre. The area comprises an eclectic mix of property types, from the "high-end" traditional bungalows, to the 60's & 70' Miller houses, Ex-council housing, to contemporary developments. This side of town does offer some excellent local amenities: shopping, whether within a short walk, or slightly further to a choice of supermarkets, as are the bus routes of which there are many passing along the A1. Residents are also close to a selection of parks including Figgate Park (see photo) lovely walks on and around Arthur Seat and neighbouring Portobello's seafront. Schooling is also handy with a broad selection for both primary & secondary ages. For motorists, the journey to the by-pass is only a few minutes and that will lead on to the main road network. Insert Location Info Here

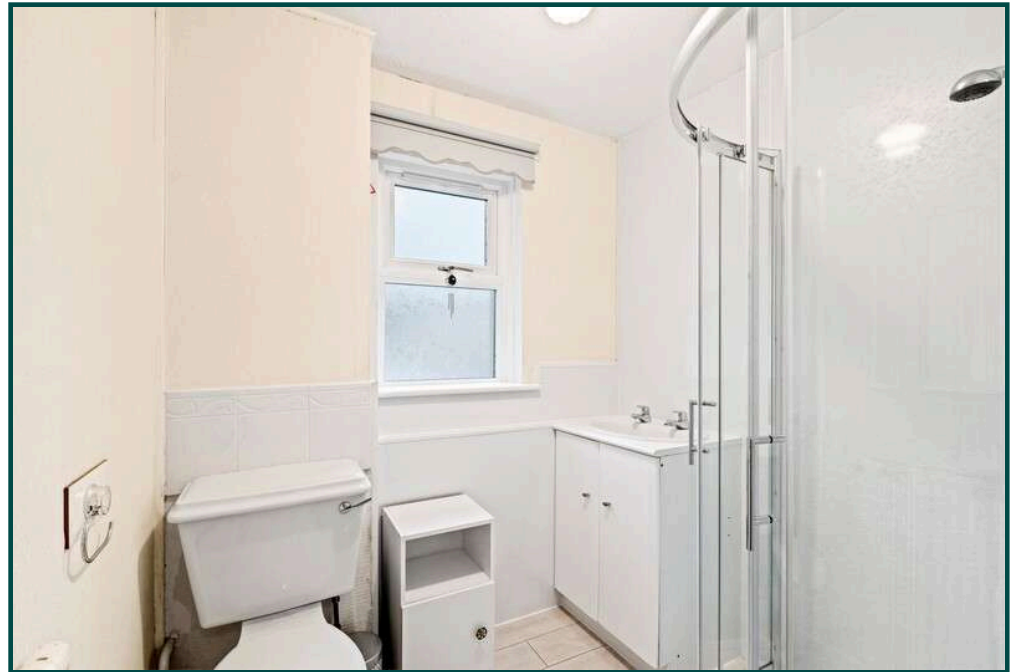
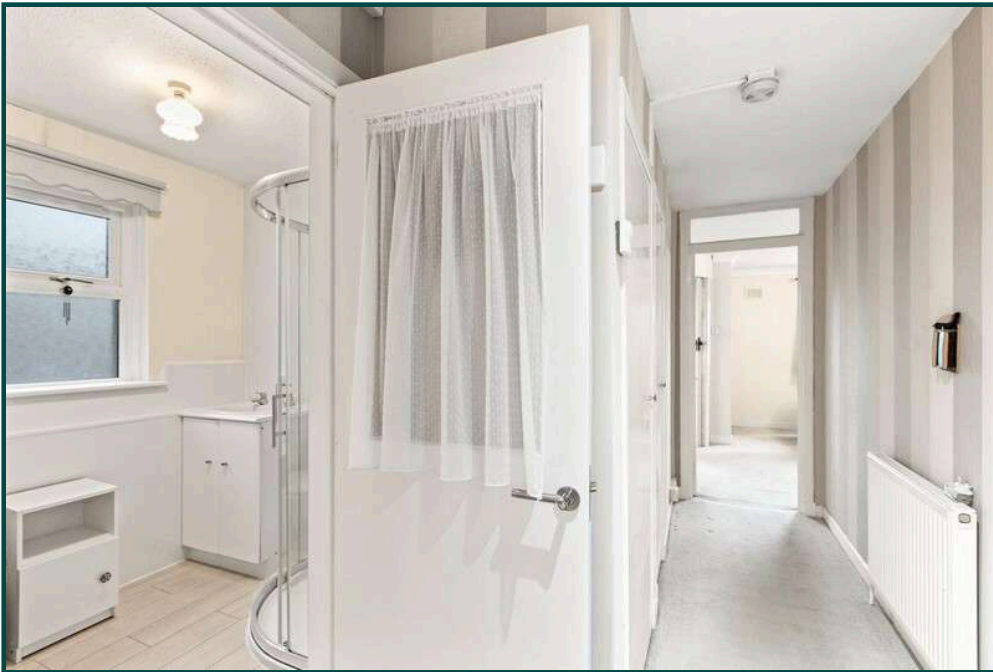
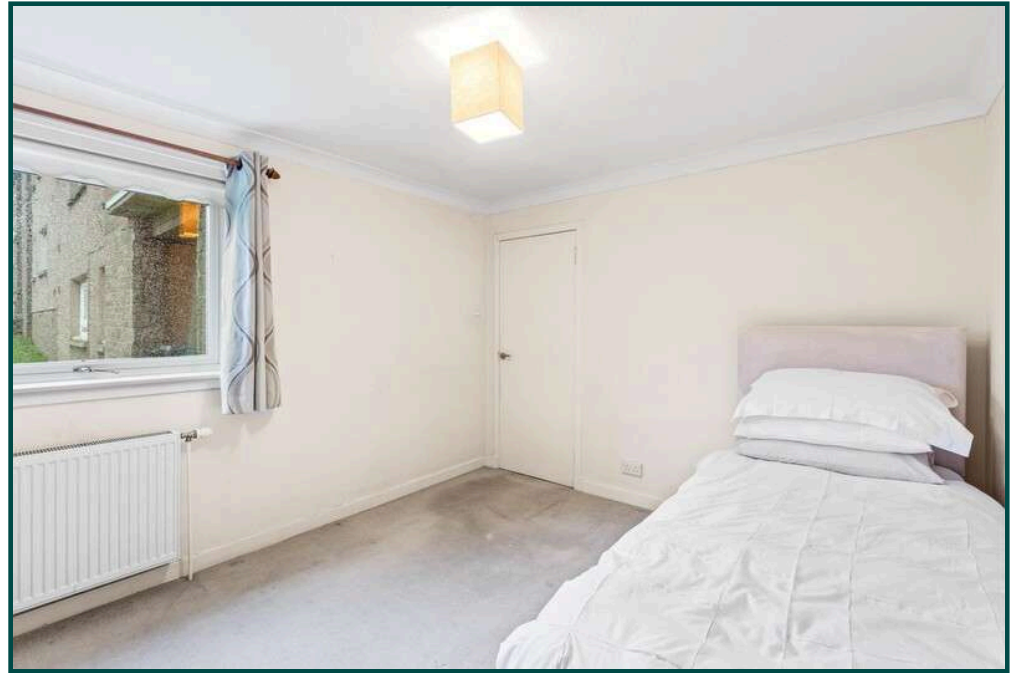
The Property

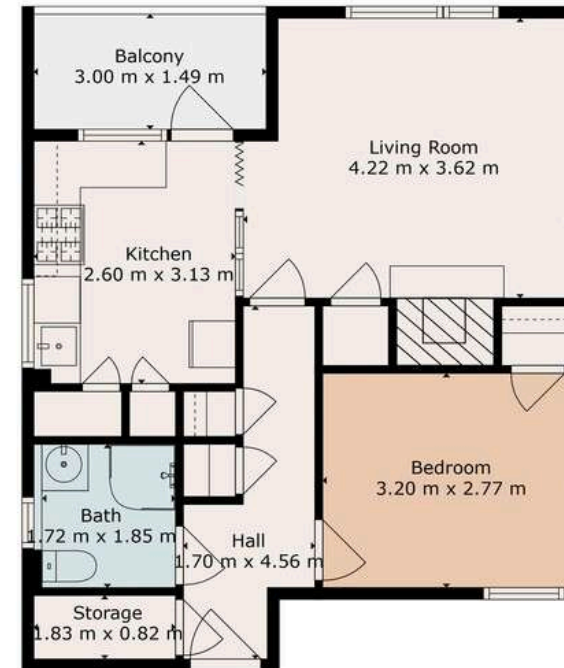
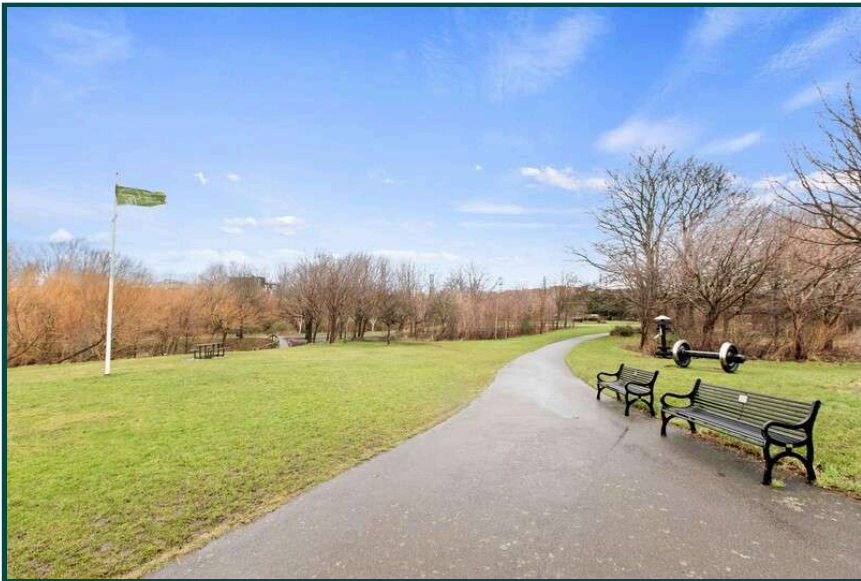
Dating from circa 1960's, this is a modern LOWER VILLA apartment within a block of only four that are former Local Authority built homes, mostly now in owner-occupation. Residential property constructed in this era, were well built and offer generous good sized rooms. This is one such example but it also boasts lots and lots of storage space, very rare with new-build homes nowadays. The aspect to the front, enjoyed from the lounge (and its Balcony) and the kitchen is open and sunny. It could attract first-time buyers looking to get "on the the home ownership ladder", downsizers or indeed an investor because the yield, at this price, is an attractive prospect. The property is presented in move-in condition but there is still further possibilities for a buyer to introduce their own interior design ideas.

Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £140,000







TOTAL: 47 m²
FLOOR 1: 47 m²
EXCLUDED AREAS: STORAGE: 2 m², BALCONY: 4 m²
This Floorplan Is For Illustration Purposes Only, Dimensions Are Approximate.



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espc