



18/8 Northfield Drive
NORTHFIELD | EDINBURGH | EH8 7RP


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this stunning two-bedroom, maisonette apartment forming part of the popular Northfield area to the east of Edinburgh's city centre. The apartment has been decorated to a high standard and is offered to the market in true move-in condition.

The property comprises a spacious living room with balcony, a fully fitted kitchen currently with oven, electric hob and fan, the boiler cupboard, washing machine, dryer, fridge/freezer and dining area. There are two well proportioned bedrooms with built in storage and completing the accommodation is the stylish bathroom with waterfall shower over the bath.

The property also benefits from ample storage and on street parking. Offering immense appeal to first-time buyers, couples and young families as well as holding excellent investment potential, early viewing is highly recommended to avoid missing out on this apartment.

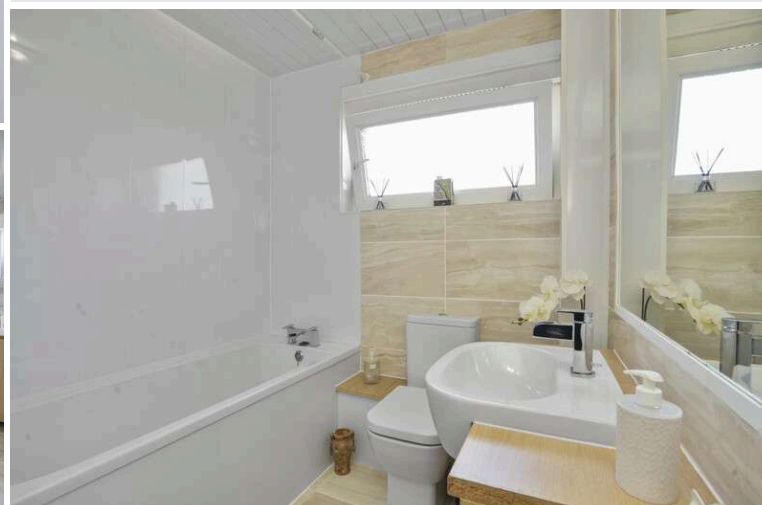
- Well presented two-bedroom Maisonette
- Fitted Kitchen with dining area
- Two bedrooms with built in storage
- Spacious living room with Balcony
- Stylish bathroom
- Entrance hallway with storage cupboards
- On street parking
- Excellent local amenities
- Ample storage

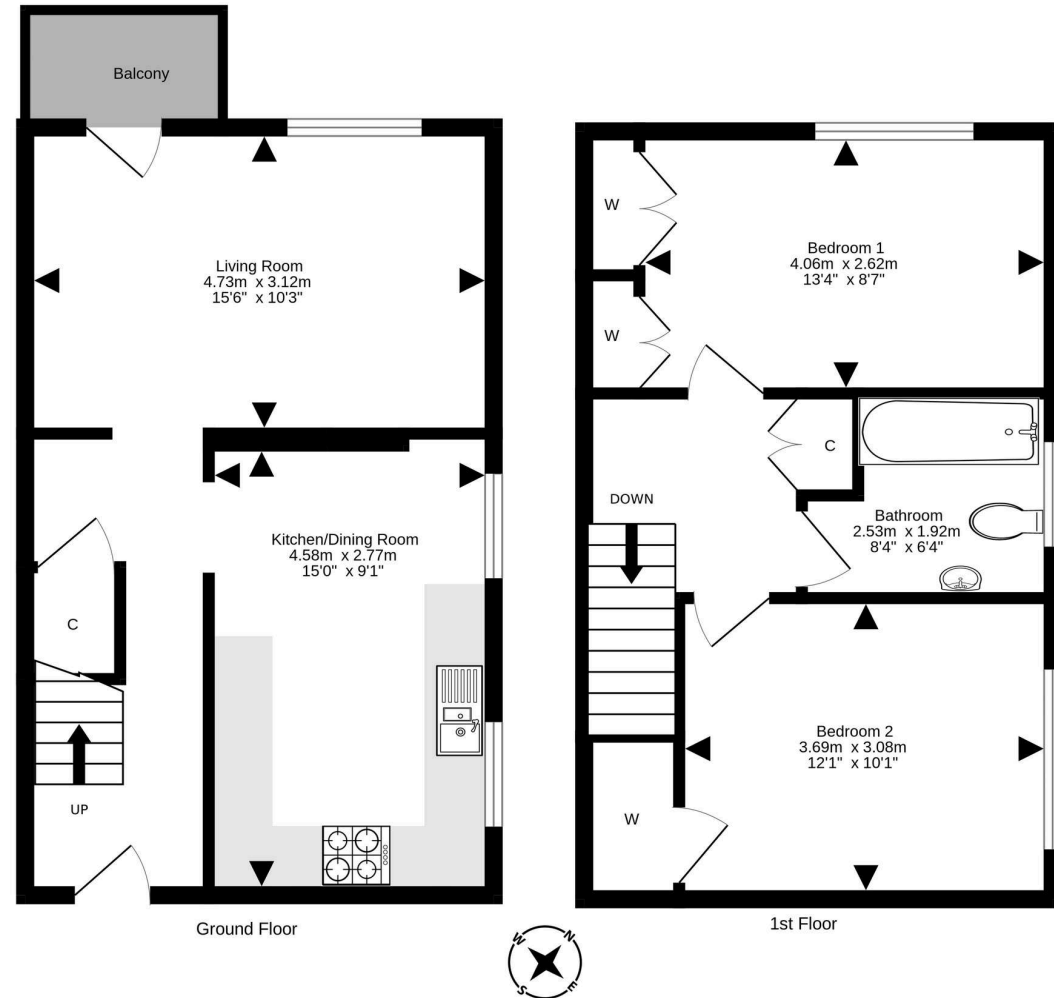
All fitted floor coverings, blinds, oven & hob with hood above, fridge/freezer, washing machine are included. EPC rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Northfield area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible. For the sports conscious Meadowbank Stadium (which is currently being redeveloped) is close by. Schooling is well represented from nursery to senior level in both public and private sectors, with the property being within the catchment for Duddingston Primary School, St John's Primary School and Portobello and Holly Road High Schools. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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