



72/5 Northfield Broadway
NORTHFIELD | EDINBURGH | EH8 7PL


warners
solicitors & estate agents



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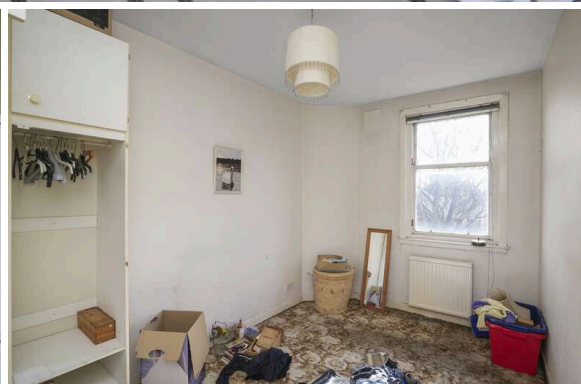
Top floor flat, 'sold as seen' and in need of modernisation and refurbishment, with private rear garden and well kept communal garden, forming one in a block of six properties, in a very popular and convenient part of the city. The property offers spacious and bright accommodation and would make an ideal purchase for an individual, couple, small family or as an investment buy. With a leafy outlook, and ideal setting away from the main road, the property comprises;

- Sold as seen
- Full refurbishment required
- Top Floor Flat in off the road setting
- Reception hallway with security entry phone
- Twin windowed living room
- Kitchen off living room
- Two double bedrooms to the rear with nice open views
- Bathroom
- Original timber framed glazing
- Gas central heating (not tested and sold as seen)
- Well kept communal rear garden
- Unrestricted on street parking

The property is sold as seen, and includes all contents, with the exception of the washing machine and fridge freezer, which will be removed. EPC Rating - D

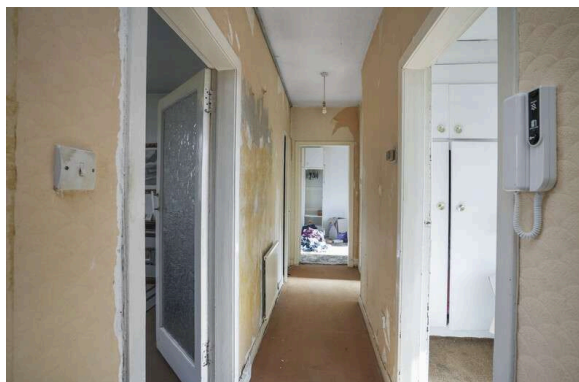
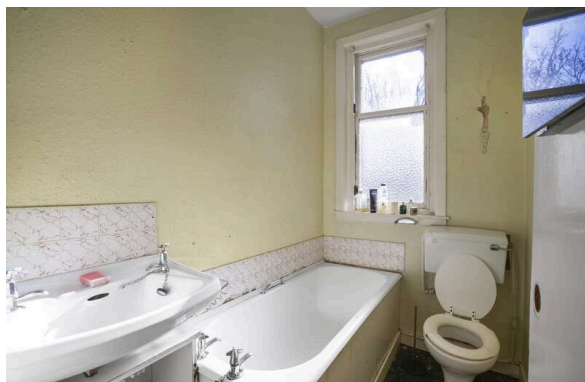
Please note that the boiler is not currently operational and will require to be serviced prior to use.

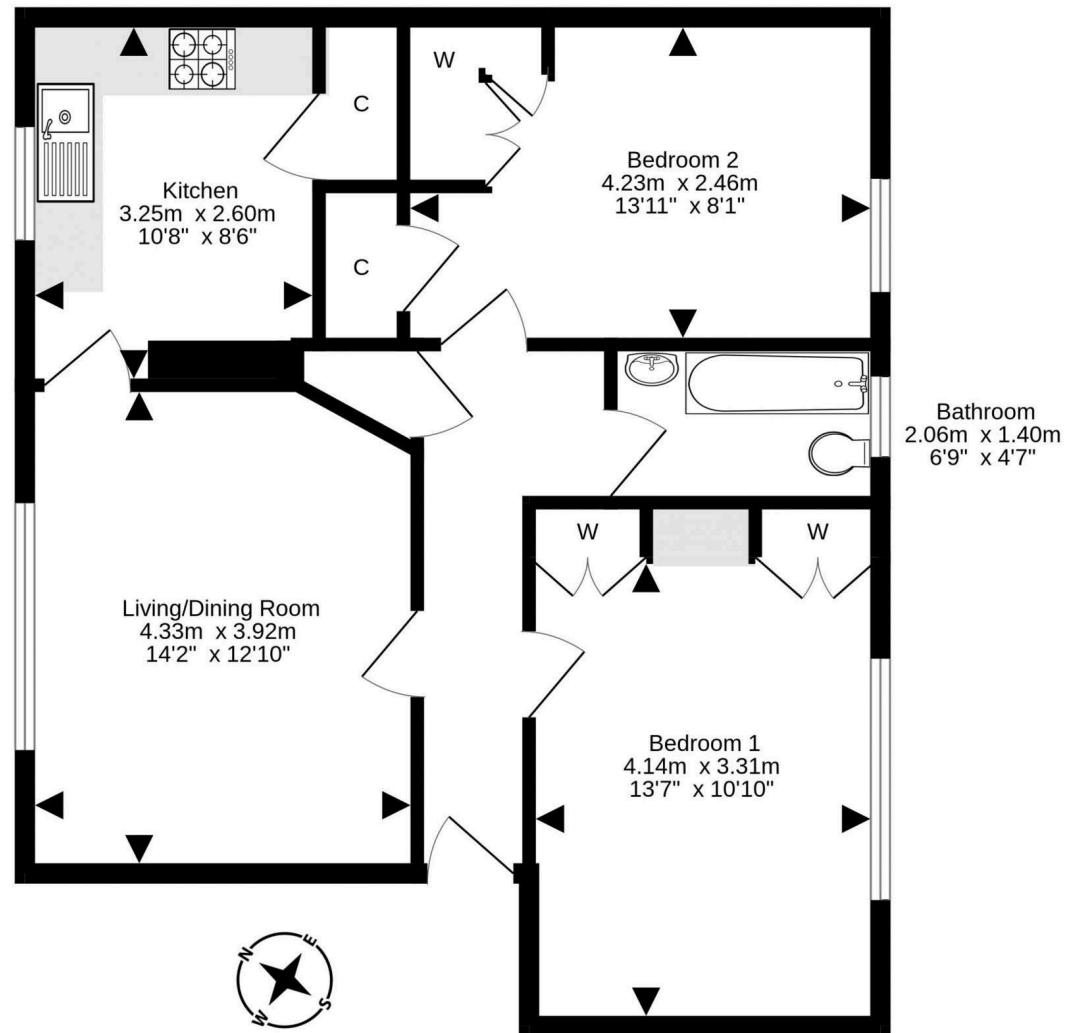
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the revamped Meadowbank Sports Centre is now open and offers sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holroyd Park, with a choice of golf courses including Craighentilly and Duddingston. An efficient public transport network operates to most parts of the town and surrounding areas and 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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