



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**46/5 Northfield Broadway**  
**Northfield, EH8 7PH**



## SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Shared Rear Garden
- Double Glazing & GCH
- EPC Rating – D



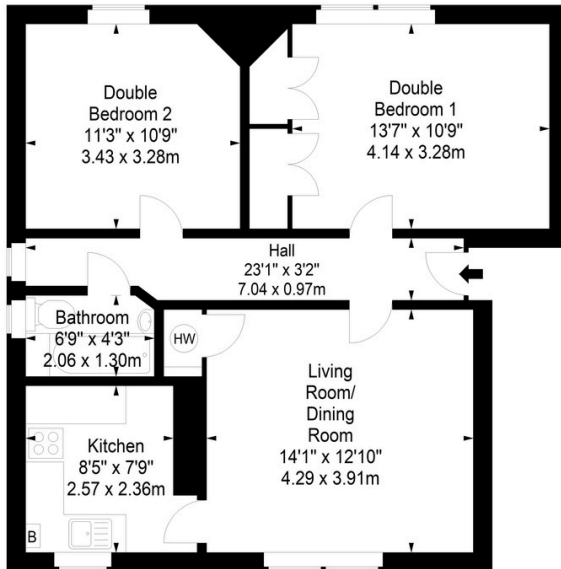
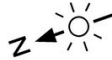
This immaculately presented second floor flat with private rear garden is located in Northfield, within easy reach of local amenities, public transport links and outdoor space at Figgate Park and nearby Arthur's Seat. A wider variety of high street retailers are available at Meadowbank Shopping Park and Fort Kinnaird Retail Park. The accommodation comprises; generous living room/dining room, bright, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. There is a private garden area to the rear, a communal drying green and free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, fridge-freezer and garden shed. The appliances included are sold as seen with no warranty provided.



Northfield Broadway,  
Edinburgh, EH8 7PH



Approx. Gross Internal Area  
693 Sq Ft - 64.38 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties

Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk

