

● Beveridge  
● Philp  
& Ross

0131 554 6244



Offers Over £270,000

25 Northfield Avenue, Northfield, Edinburgh EH8 7PR





## Deceptively Spacious End-Terraced Villa Set In Sizeable Private Gardens Now Requiring Upgrading And Decoration

An excellent opportunity to acquire a deceptively spacious end-terraced villa (c1930) boasting an elevated position in a quiet residential street within the desirable Northfield district, a mature residential area lying east of the city centre.

This charming property offers light, generously proportioned accommodation with excellent storage over two levels comprising: entrance hallway, spacious lounge with gas fire, fitted kitchen/diner with appliances, three comfortable bedrooms/one with en-suite bathroom with shower/screen and family bathroom with shower/screen. While enjoying the added comfort of gas central heating and double-glazed windows upgrading and decoration are now required providing excellent scope to incorporate personal requirements. There are sizeable private gardens to the front and rear of the property and unrestricted on-street parking.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

Lounge	4.85 m x 3.53 m / 15'11" x 11'7"
Dining	
Kitchen	7.21 m x 2.34 m / 23'8" x 7'8"
Bedroom 1	3.15 m x 2.84 m / 10'4" x 9'4"
Bedroom 2	4.37 m x 3.45 m / 14'4" x 11'4"
Bedroom 3	3.84 m x 2.49 m / 12'7" x 8'2"
Bathroom	1.85 m x 1.70 m / 6'1" x 5'7"
Ensuite	3.30 m x 1.83 m / 10'10" x 6'0"

## LOCATION

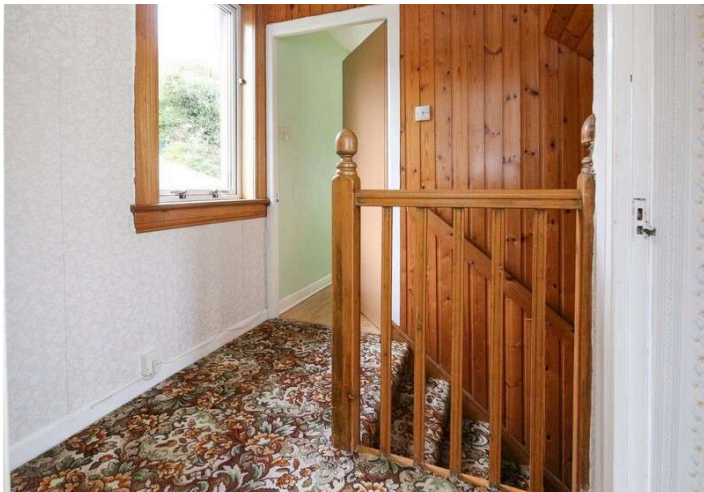
While convenient for access to the finest amenities of the city centre, the property is well situated for a good range of local shops and facilities including a Morrisons Supermarket on Portobello Road. The Meadowbank Retail Park is also only a short drive away with Sainsbury's, TK Maxx and B & M stores. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include a library, golf courses, Meadowbank Sports Centre and Holyrood Park/Arthur's Seat providing many scenic walks. Portobello, also only a short bus journey/drive away, offers a comprehensive range of shops and amenities with various leisure pursuits available including the popular beach with promenade. A frequent public transport service operates to many parts of the city with access available to the city bypass linking with major motorway networks.

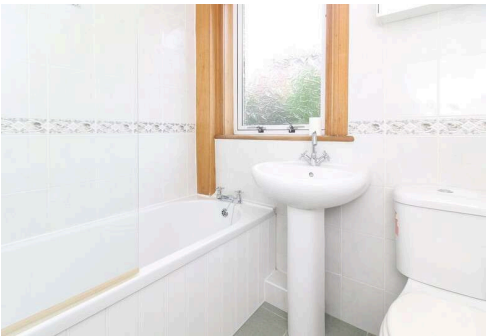
**EXTRAS** All fitted floor coverings, blinds and garden shed.

**NOTE** No warranty will be provided for appliances, central heating or systems.

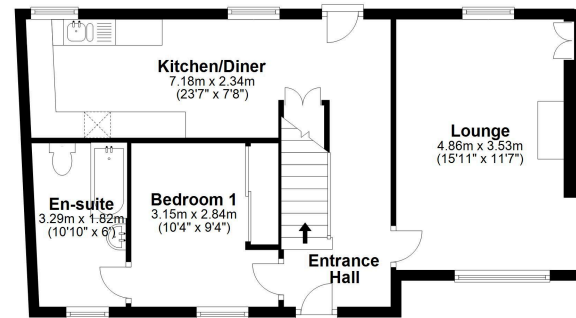
## EPC RATING D

**VIEWING** By appointment, please telephone 0131 554 6244

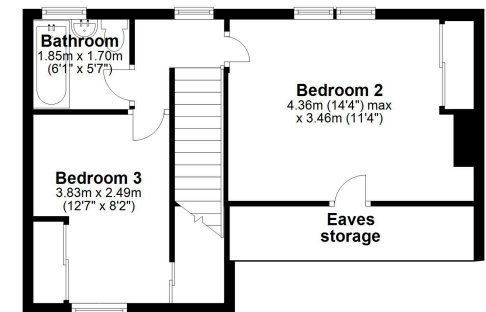




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

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**espc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*