

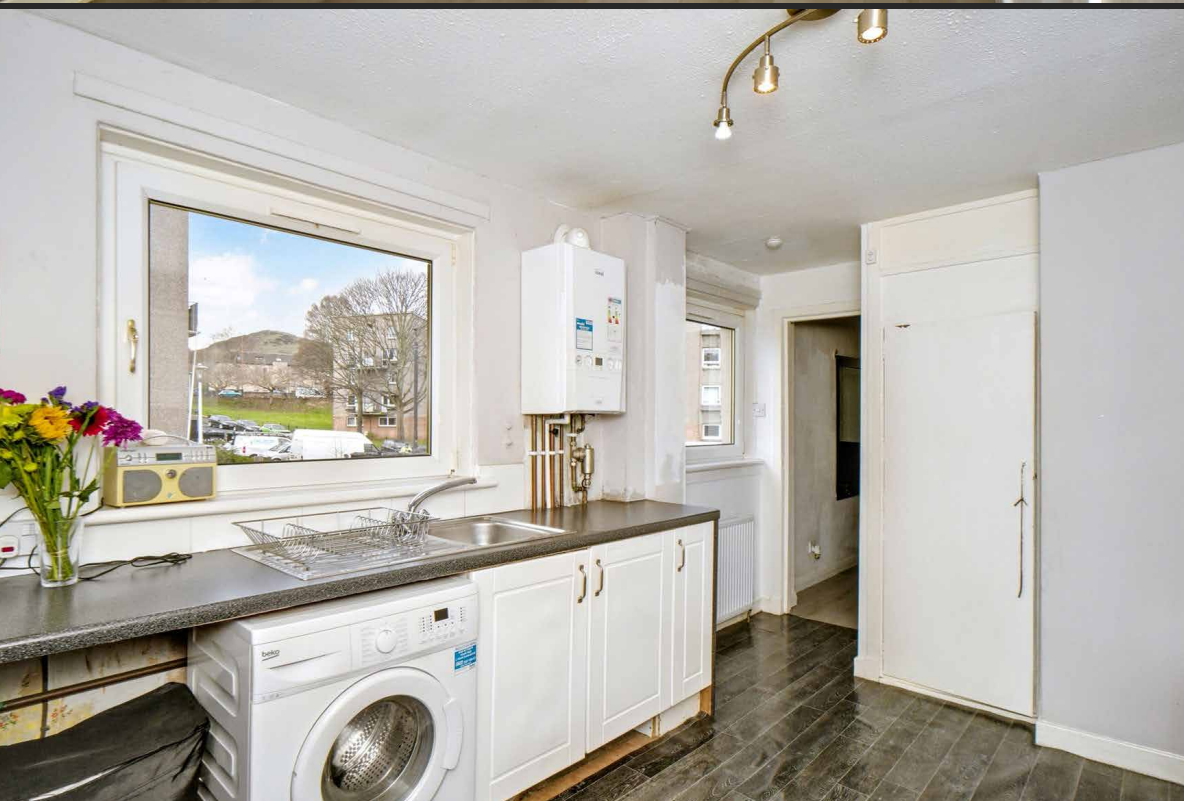


18/9 Northfield Drive

Northfield, Edinburgh, EH8 7RP

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Summary

Forming part of an established development in the Northfield area of the city, this two-bedroom maisonette flat is ideally proportioned for first-time buyers, professionals, couples, young families, and rental investors alike, and it offers a blank canvas for the new owner to style to their own taste. The flat has its own balcony and benefits from access to shared gardens and unrestricted parking, and it enjoys close proximity to local amenities and green space, including picturesque Figgate Park which is adjacent to the development.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Maisonette flat in Northfield
- Entrance hall with an under-stair storage area
- Spacious living room with private balcony
- Good-sized dining kitchen
- Two well-proportioned double bedrooms
- Bright three-piece bathroom
- Access to shared gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





Good-sized dining kitchen and
a spacious living room with
private balcony







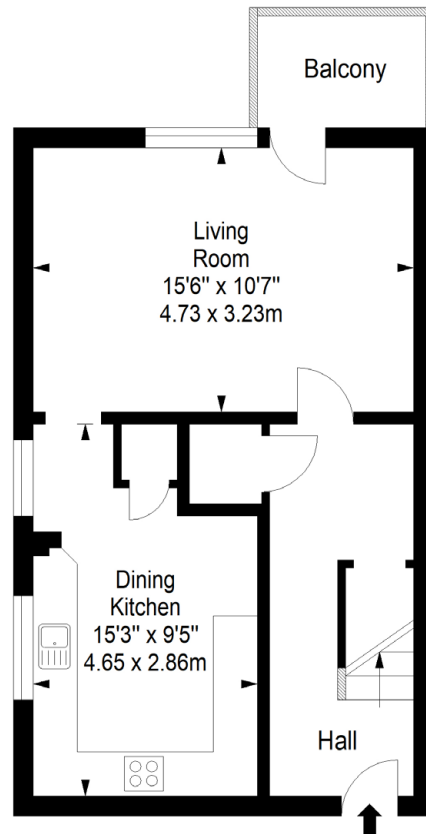
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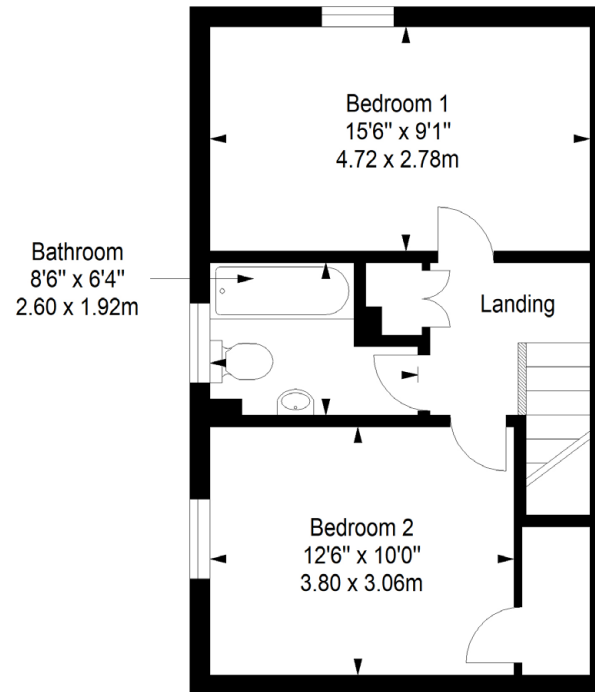


Floorplan

First Floor
Approx. 38.5 sq. metres (414.4 sq. feet)



Second Floor
Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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