



61 Northfield Farm Avenue

Northfield, Edinburgh, EH8 7QY

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Introducing a bright and airy three-bedroom mid-terrace house, which offers well-presented interiors and a large family-friendly garden that captures lots of daily sun. The southeast-facing home further benefits from two reception areas, a quality kitchen and shower room, and excellent storage. Situated in popular Northfield, this property offers the ideal base for those looking to live outside the bustling city centre, whilst remaining within easy commuting distance. It also affords easy access to Portobello Beach, making it a desirable location for families.

Inside, you are greeted by a welcoming hall with generous storage. On the left is the living room. Here, white décor and a comfy carpet create the perfect look for new buyers, ensuring a blank canvas that is homely and easy to style. A large southeast-facing window floods the room in natural light, whilst a focal-point fireplace adds the finishing touch to this charming space. Next door is a lovely dining room that is well-proportioned for family meals. In the kitchen, white base and wall cabinets are paired with granite-style worktops for a monochrome-inspired aesthetic that is enhanced by complementary splashback tiles. The attractive design offers excellent storage and workspace and it flows out into the rear garden for summer barbecues. An oven, ceramic hob, and extractor hood come integrated, with a freestanding fridge/freezer, and a washing machine also included.

Features

- A well-presented mid-terrace house
- Situated in popular Northfield
- Lightly decorated interiors
- Welcoming hall with generous storage
- Living room with southeast-facing aspect
- Lovely dining room that is well-proportioned
- Kitchen with monochrome-inspired aesthetic
- Three bedrooms (two with built-in wardrobes)
- Modern shower room with three-piece suite
- Carefully maintained front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D
- Council Tax Band - D





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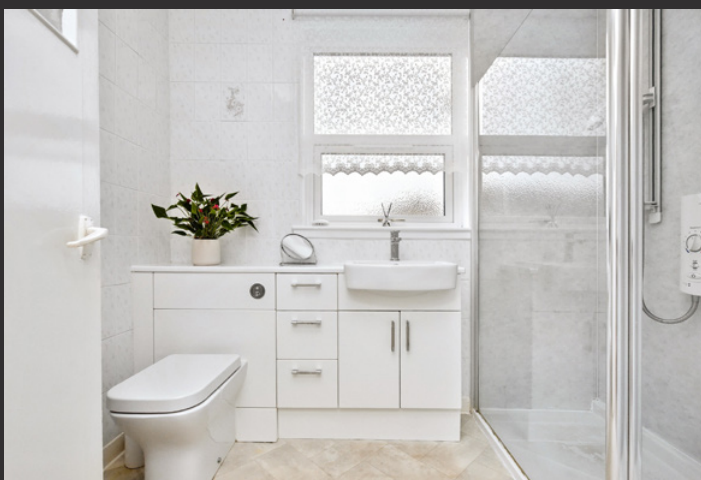
Upstairs, the three bedrooms all enjoy light decoration and snug carpeting. Set to the southeast-facing front, the principal bedroom is a spacious double with a built-in wardrobe; the adjacent third bedroom is a versatile space that features a built-in wardrobe as well. Meanwhile, the second bedroom (also a spacious double) is to the rear, overlooking the garden. A modern three-piece shower room completes the accommodation, providing a hidden-cistern toilet, a storage-set washbasin with counterspace, and a double walk-in shower enclosure. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has an easy-to-maintain front garden and a large rear garden, which is fully enclosed and professionally landscaped. The latter further boasts neat patio areas and a generous lawn, providing the perfect setup for families. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and a washing machine to be included in the sale.

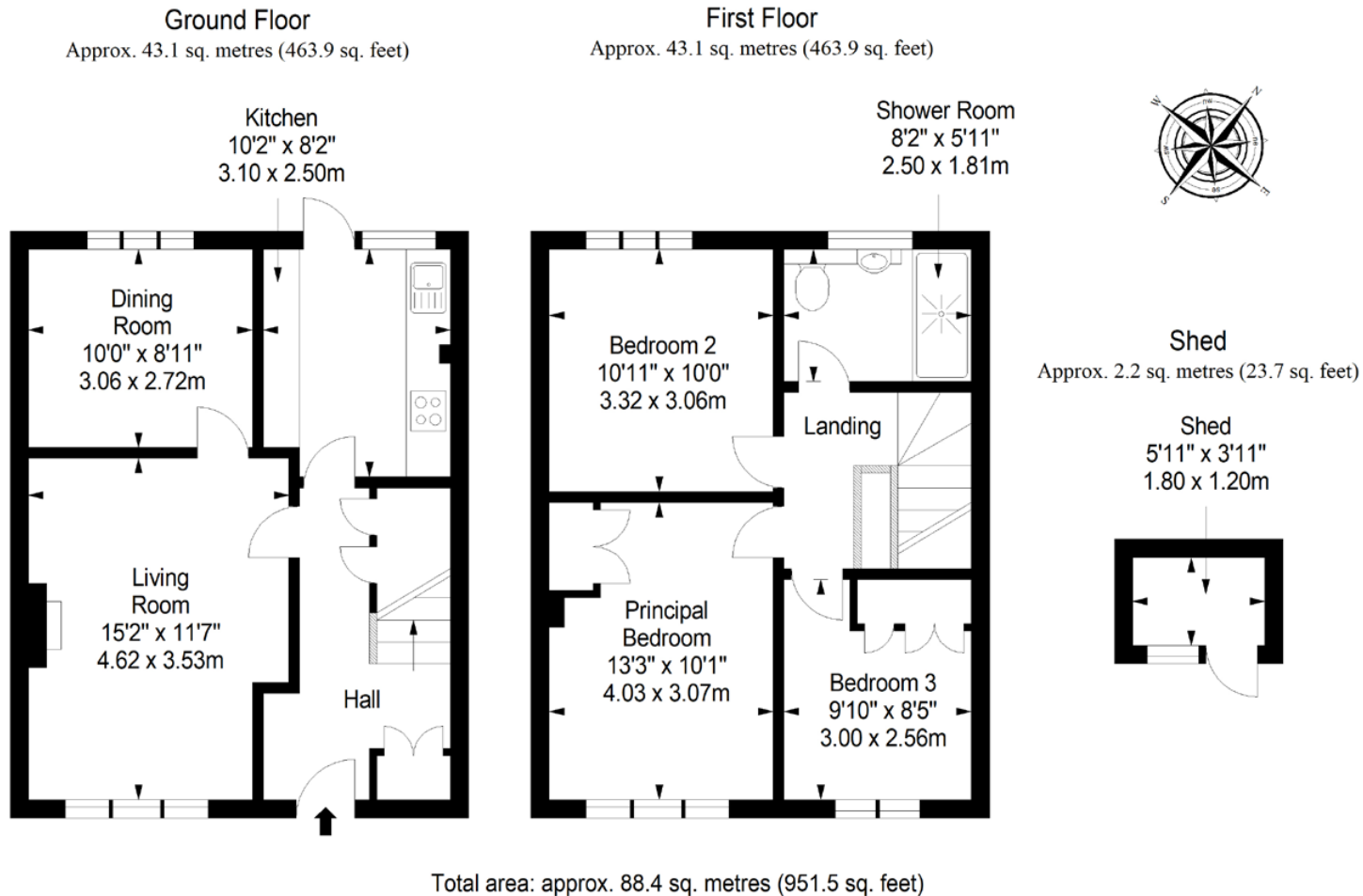
Northfield, Edinburgh

Roughly two miles from Edinburgh city centre, Northfield is a popular residential area with excellent local amenities that are further supplemented by the wealth of local shops, cafes, pubs, and takeaways in neighbouring Portobello. The area is served by a Morrisons supermarket with more extensive shopping facilities at nearby Meadowbank Shopping Park, where there is a selection of popular high-street stores, eateries, and supermarkets. Northfield is well placed for enjoying some of Edinburgh's finest outdoor locations, situated within walking distance of Portobello Beach and Holyrood Park, home to the iconic Arthur's Seat. For indoor exercise, Meadowbank Sports Centre has recently reopened after significant refurbishment. The area is served by fantastic public transport links, with regular buses running day and night, providing a swift connection to the heart of the capital. Furthermore, it also offers convenient access to the A1 and the city bypass, allowing quick and easy travel to Edinburgh International Airport and to the M8/M9 motorway network for journeys across the central belt and beyond. The property is in the catchment area for well-regarded primary and secondary schooling.





Floorplan



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