



70 Northfield Farm Avenue  
Edinburgh  
EH8 7QN



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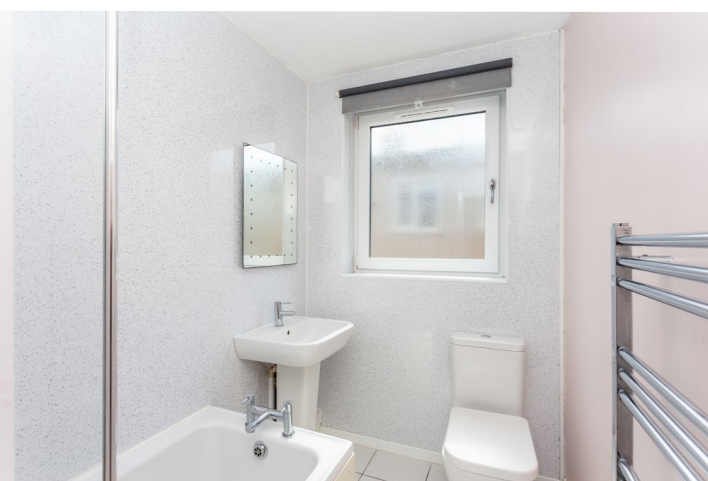
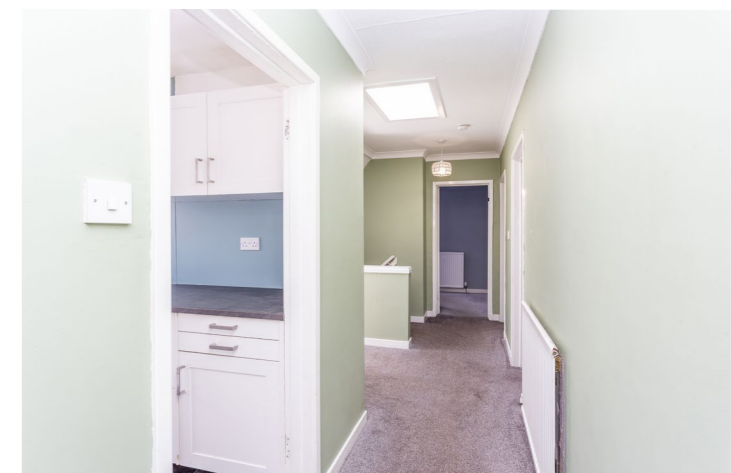
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Upper Villa



### accommodation

- Stair and upper hall
- Sitting room / dining room
- Fitted kitchen
- 3 Bedrooms
- Bathroom
- Private garden

### features

- Gas central heating
- Double glazing
- Fresh decor
- Sunny, south facing garden
- Unrestricted on street parking
- Popular location

### description

Bright and spacious upper villa in a quiet residential street, to the East of the City, yet ideally located to take advantage of the local shops and services. The property provides a ground floor entrance with stairs to the upper hall with a skylight providing natural daylight, a bright sitting room, quietly located to the rear overlooking the gardens, fitted kitchen with a range of wall and base units, three good sized bedrooms all with storage and a bathroom with modern white suite, electric shower over the bath and wet wall panelling for ease of maintenance. The property benefits from gas central heating, double glazing and an area of south facing private garden with lawn area, sun deck and garden shed. Overall, it is anticipated the property will appeal to a wide variety of buyers, so early viewing is highly recommended.



EPC:  
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Home Report  
Value: £235,000

Items to be included in the sale price:

Fitted flooring, curtains, blinds, ceiling light fittings, oven, hob, washing machine and one garden shed.

