cameron stephen
& co.





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37 Northfield Crescent
Edinburgh
EH8 7QD

End Terraced House











accommodation

- Entrance hall
- Sitting room
- Open plan kitchen / dining / family room
- 3 Bedrooms
- Family bathroom
- Driveway
- Enclosed garden

features

- Fabulous open plan living space
- Gas central heating & wood burner
- Double glazing
- West facing sun deck
- Fantastic family home
- Unrestricted on street parking
- Views to Firth of Forth
- Viewing highly recommended

description

Beautifully presented end terraced family home in a popular residential location, just 20 mins from the City Centre or the A1 which gives access to the City by-pass and beyond to the central motorway network. This welcoming family home has been beautifully modernised and upgraded by the present owner and has a superb rear extension creating a wonderful open plan living space ensuring the kitchen is the heart of the home. There is a sitting room to the front with an inviting wood burner and there is the family bathroom with white suite and thermostatic shower fitting over the bath. There are three bedrooms upstairs (master with walk in storage cupboard and views to Firth of Forth and East Lothian) as well as an attic.

EPC:
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Home Report
Value: £400,000

A west facing sun deck (composite) is located immediately to the rear of the house, with an area of grass and garden shed all bounded by mature hedging. Garden also lies to the front of the property with a paved driveway and further area to the side. Overall this is an exceptional family home with neutral decor which could be moved into with the greatest of ease, so early viewing is highly recommended.

Items to be included in the sale price:

Fitted flooring, light fittings, blinds, wood burner, fridge/freezer, cooker, washing machine, dishwasher and garden shed.















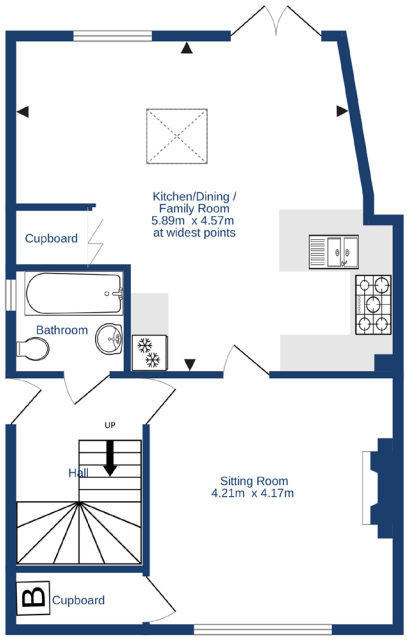




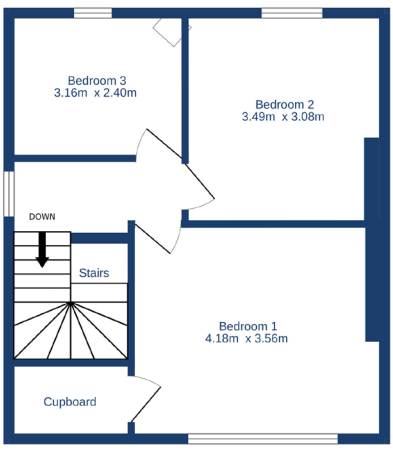




Ground Floor
60.1 sq.m. approx.



1st Floor
42.8 sq.m. approx.







TOTAL FLOOR AREA : 102.0 sq.m. approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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