

FOR SALE

McIntyres

Solicitors and Estate Agents

8 Portobello High Street
Edinburgh, EH15 1AH

Tel: 0131 669 7218

Fax: 0131 669 8352

e-mail:

property@mcintyresproperty.co.uk

web:

www.mcintyresproperty.co.uk

NORTHFIELD

26/14 NORTHFIELD DRIVE

OFFERS OVER £120,000



MOST ATTRACTIVE AND VERY SPACIOUS SECOND FLOOR MAISONETTE
BEAUTIFULLY PRESENTED AND OFFERS A GOOD-SIZED FAMILY HOME

SITUATED IN MUCH SOUGHT AFTER RESIDENTIAL AREA
CLOSE TO EXCELLENT AMENITIES AND WELL ESTABLISHED SCHOOLS

ACCOMMODATION COMPRISES:-

VESTIBULE: HALLWAY: SPACIOUS LOUNGE
MODERN FITTED DINING KITCHEN WITH APPLIANCES
3 BEDROOMS: BATHROOM WITH SHOWER: LOFT
GOOD STORAGE CUPBOARDS: LAMINATE FLOORING: CARPETS: BLINDS
GAS CENTRAL HEATING: DOUBLE-GLAZING
SHARED DRYING GREEN: BIN STORE

OWNER: McGREGOR

VIEWING: THURSDAY 7-8PM, SUNDAY 2-4PM OR ALTERNATIVELY
CONTACT SOLICITORS ON 0131 669 7218 FOR AN APPOINTMENT

GENERAL

Most attractive and spacious second (top) floor maisonette forming part of a street made up of various style properties that have proved popular with the residential purchaser for many years. Internally the property offers a beautifully presented family home enjoying the comfort of gas central heating, double-glazing, good use of natural wood features and laminated flooring. Each room is generously proportioned and there is good storage cupboards. The dining kitchen is fitted with modern units complete with gas hob, oven, cooker hood, fridge, freezer, automatic washing machine and tumble dryer. These items will be included in the sale price along with all the window blinds and fitted carpets.

Externally the property has shared drying green and a shute on each landing giving access to the bin store.

SITUATION

Situated to the East Side of Edinburgh in the much sought after area of Northfield, Northfield Drive is well placed for the local shopping and banking facilities at Portobello High Street, Jock's Lodge and Meadowbank. In addition Meadowbank Retail Park and Morrisons superstore are within walking distance and only a short drive from the property you have Asda Hypermarket and the shopping complex at Fort Kinnard Retail Park which offers a selection of High Street Stores.

There is a good choice of schools at both primary and secondary level, which include The Royal High, Duddingston and St. Johns Primary Schools as well as Portobello High School and Holyrood High School at secondary level. The property is also well placed for the new Queen Margaret University and there is also a wide and varied selection of nurseries and pre-school playgroups within the vicinity.

A regular bus service operates to and from the City Centre and to most surrounding areas. The City by-pass is within easy reach giving access to the main motorway networks and there is a Cross Rail service at Brunstane, which will give a journey time of approximately 5 minutes to Edinburgh City Centre.

Excellent leisure facilities are available closeby including The Public Library, Power Soccer 5 A-Side Football Centre, Portobello Golf Course, Portobello swimming & fitness centre and both the indoor and outdoor bowling centres. Meadowbank Sports centre is also within the vicinity and private health clubs in the area include the Fountain Spa and Banantynes.

In conclusion, we would recommend early viewing of this delightful property, which offers a good sized family home.

VESTIBULE

Small entrance vestibule with astragalled door giving access to the hallway. Timber lined to dado height. Plain ceiling cornice.

HALLWAY

Astragalled door to lounge. Carpeted staircase to landing. Timber lined to dado height. Plain ceiling cornice. Laminated flooring.

LOUNGE 16'5" X 12'10"

Attractive, well presented lounge with window to the rear of the property. Vertical window blinds. Plain ceiling cornice. Central heating radiator. Laminated flooring. Astragalled door to rear hall.



DINING KITCHEN 12'7" X 9'10"

Generous well proportioned room with window to the front of the property. Vertical window blinds. Fully fitted with modern base and wall mounted units. One and a half sink and drainer with tiled splashback. Ample worktop surfaces. Gas hob, oven, extractor cooker hood, fridge, freezer, automatic washing machine and tumble dryer. Central heating radiator. Laminated floor tiles. Large enough to accommodate a table and chairs comfortably.



LANDING

Carpeted staircase to landing access to loft. Smoke detector. Pine lined to dado height. Ceiling spotlight. Fitted carpet.

LOFT

Access is gained via the landing. Ideal for storage.

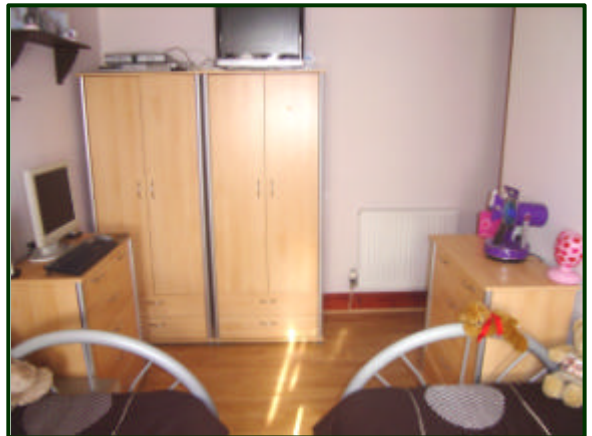
BEDROOM (1) 14' X 10'10"

Good-sized double bedroom with window to the front of the property. Vertical blinds. Plain ceiling cornice. Storage cupboard. Central heating radiator. Fitted carpet.



BEDROOM (2) 13' X 10'8"

Spacious double bedroom with window to the front of the property. Vertical blinds. Plain ceiling cornice. Wall shelves. Central heating radiator. Laminated flooring.



BEDROOM (3) 9'6" X 8'3"

With window to the front of the property. Vertical blinds. Cupboard housing combi boiler and carbon monoxide detector. Central heating radiator. Fitted carpet.



BATHROOM

With window to the front of the property. Three piece white suite comprising w.c., wash hand basin and corner bath with "Mira Sport" shower over. Tiled behind bath area. Timber lined to dado height. Ceiling downlights. Central heating radiator. Ceramic floor tiles



EXTERNAL

Externally the property has shared drying green and a chute on each landing giving access to the bin store.

COUNCIL TAX BAND (B)

NOTES

These particulars are prepared for guidance for prospective purchasers. Whilst they are believed to be correct, their accuracy is not warranted and they will not be deemed to form part of any offer for the property. The measurements are taken at the widest point in each room using a sonic measure. The services and appliances and all items of an electrical, mechanical or working nature have not been tested. Any prospective purchaser is advised to make his/her own inquiries regarding any statement of fact contained within these particulars, which is made to him/her.