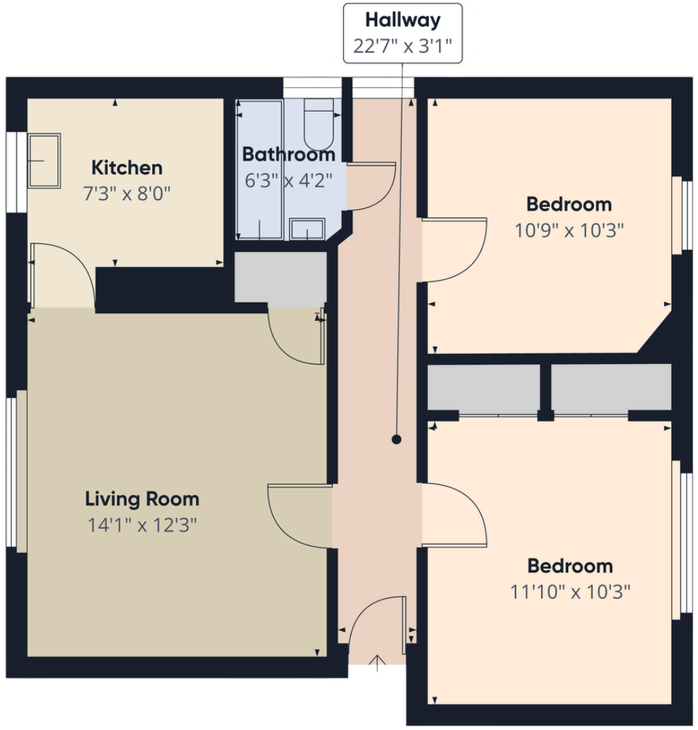






Gibson
GIBSON ESTATE AGENTS

50/1 Northfield Broadway

Edinburgh, EH8 7PH

DESCRIPTION

Situated within a popular residential area of Northfield, this bright and spacious ground floor flat offers an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation comprises two well-proportioned bedrooms, a spacious living room, kitchen and bathroom. Throughout, the property benefits from excellent natural light, creating a bright and welcoming feel.

The living room offers a generous space for relaxing and entertaining, with useful built-in storage helping to keep the space practical and organised. Both bedrooms are well-sized, with the principal bedroom also benefiting from built-in storage.

The property has been recently upgraded including rewired, plastered, painted and new flooring. The kitchen and bathroom require some attention but are a great opportunity to put your own stamp on the property.

Externally, the property enjoys a private, enclosed front garden, providing a pleasant outdoor space. To the rear, there is access to a shared drying green, along with a private shed area.

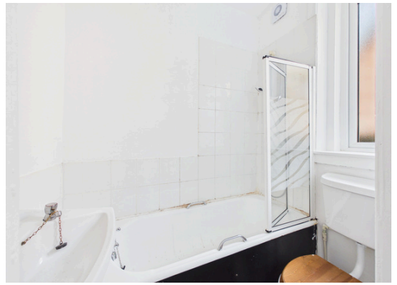
Offering bright accommodation, useful storage and private outdoor space, this property presents an appealing opportunity for first-time buyers, investors or those seeking a home they can personalise.

Key Features:

- Ground floor flat
- Various home improvements completed
- Two well-proportioned bedrooms
- Spacious and bright living room
- Excellent natural light throughout
- Newly fitted flooring
- Built-in storage in the principal bedroom and living room
- Private enclosed front garden
- Shared rear drying green
- Private rear shed area
- Ideal opportunity for buyers looking to add their own finishing touches













LOCATION

Northfield is a popular and well-established residential area situated approximately two miles east of Edinburgh city centre. The area offers a pleasant suburban setting with a good range of local amenities, shops and everyday conveniences nearby.

There is excellent access to larger shopping facilities at Meadowbank Retail Park and Fort Kinnaird, while the neighbouring areas of Willowbrae, Portobello and Duddingston offer further amenities and leisure opportunities. The beautiful open spaces of Holyrood Park, Arthur's Seat and Duddingston Loch are also within easy reach, with Portobello Beach providing an ideal spot for a seaside stroll.

The area is well served by regular bus services providing convenient links into Edinburgh city centre and surrounding areas. There are also good road connections via the A1 and Edinburgh City Bypass, making it an ideal location for commuters.

