



NORTHFIELD, 11/2 NORTHFIELD DRIVE EH8 7RR

Fixed Price £85,000

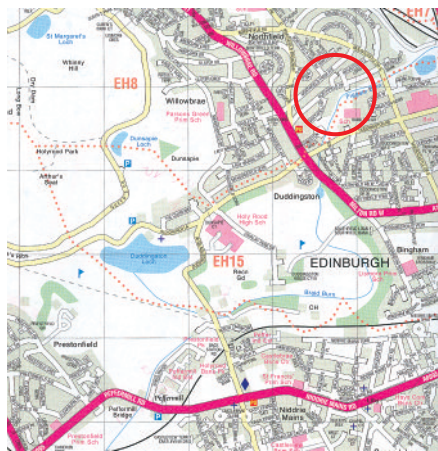
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VIEWING

By appointment telephone 0131 247 1010.

This property is situated in the Northfield area of the city, which is served by a good local bus service to the city centre. Local shopping facilities are available at nearby Meadowbank including a supermarket. The leisure facilities at Meadowbank and Holyrood Park are just a short distance away.

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.



Good sized ground floor flat. The accommodation would now benefit from minor upgrading comprises hall, living room with small balcony, kitchen, double bedroom and bathroom. Gas central heating. Double glazing. Shared gardens to front and rear.

ACCOMMODATION

HALL

Accessed via a timber front door. Four storage cupboards. One radiator. Smoke alarm. Doors off to:-

LIVING ROOM: 4.23m x 3.13m

Good sized bright living room with window and door to small balcony. Fire surround with tiled insert and gas fire. One radiator. Timber and glass partition to kitchen.

KITCHEN

Window to rear garden. The kitchen has three storage cupboards, one of which houses a central heating boiler. Central heating controls. Fitted worktops. Stainless steel sink unit. Fitted base units and drawer storage. Automatic washing machine, gas cooker and fridge are included (please note no guarantees or warranties will be provided for these). Linoleum flooring. Timber and glass partition to living room. Space for table and chairs. One radiator.

BEDROOM: 3.55m x 2.70m

Good sized double bedroom with window to front. Built-in wardrobes with fitted shelves and hanging rails. One radiator.

BATHROOM

Opaque window to rear. White suite comprising wc, wash-hand basin and bath with Mira Sport electric shower over. Glass shower screen. Fully tiled to bath area. One radiator.

GARDEN

Communal garden/drying areas to rear and communal garden areas to front.



MORTON FRASER LLP

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of a contract. 1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.