



2



1

## Flat 2, 1 Northfield Farm Avenue

Edinburgh, EH8 7QW



**JOHNSON LEGAL**  
SOLICITORS



## Property Summary

This two-bedroom ground-floor flat is attractively presented with contemporary interiors and forms part of an established residential development in the Northfield area of Edinburgh. The flat is sure to appeal to a wide range of buyers and benefits from close proximity to excellent amenities, such as supermarkets and a wide selection of other shops, schools, transport links across the city and scenic green spaces, including Meadowfield and Figgate parks, whilst also being within easy reach of the city centre, Portobello beach, golf courses and Arthur's Seat.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

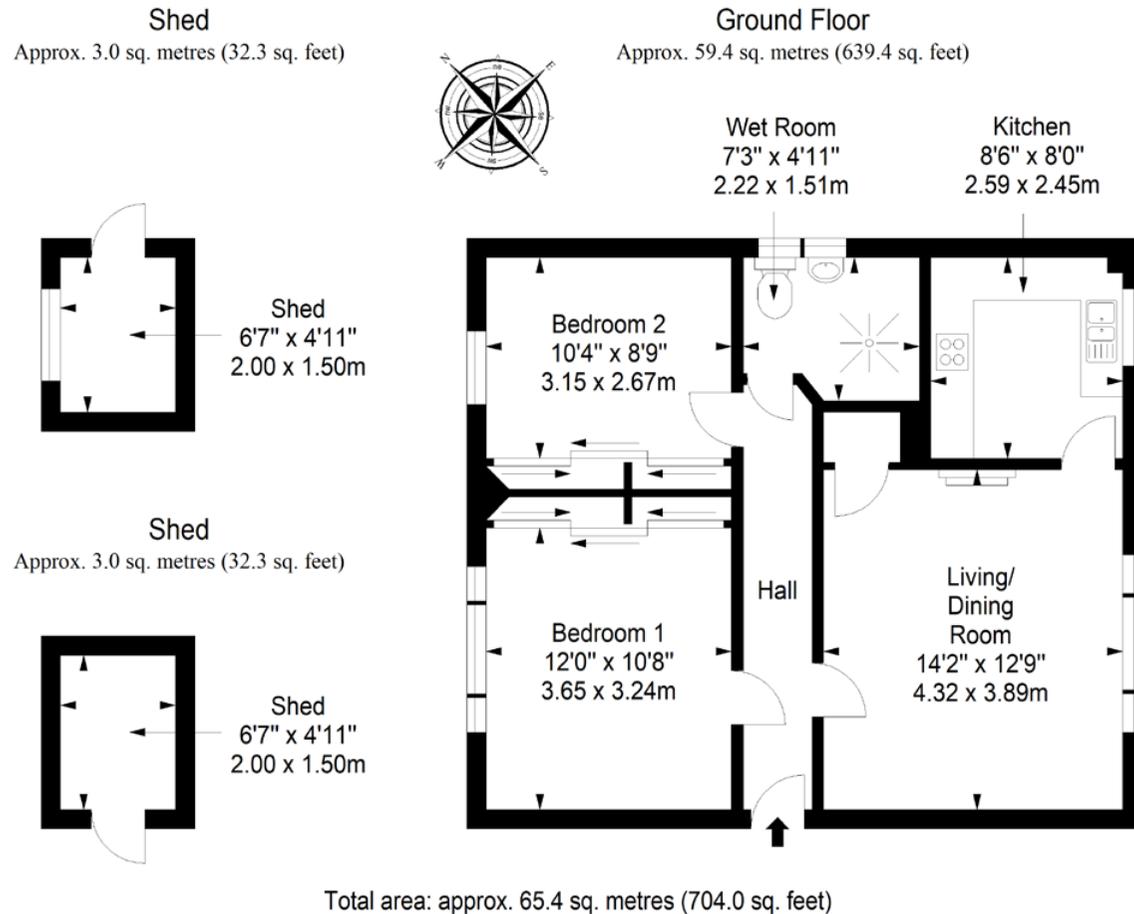
---

## Features

- Ground-floor flat in Northfield
- Part of an established development
- Crisp, modern interiors
- Entrance hall
- Sunny living/dining room with fireplace
- Stylish fitted kitchen
- Wardrobed main bedroom
- Versatile second bedroom with built-in wardrobe
- Wet room with towel warmer
- Private gardens with two detached sheds
- On-street parking
- Gas central heating and double glazing
- EPC - D



# Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | [www.johnsonlegaledinburgh.co.uk](http://www.johnsonlegaledinburgh.co.uk) | [david@johnsonlegal.co.uk](mailto:david@johnsonlegal.co.uk) | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



**JOHNSON LEGAL**  
SOLICITORS