



9/ 5 Northfield Farm Avenue

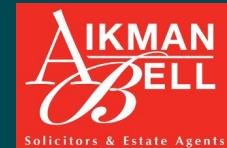
Edinburgh, EH8 7QW

Offers Over £190,000

A lovely, upgraded 2nd-floor flat combining comfort, practicality and open outlooks, Well situated for accessing shopping, schools and transport links

Key Features

- Living Room
- Modern Kitchen
- 2- Double Bedrooms
- Modern Bathroom
- Hallway
- Integral Storage
- Shared Gardens
- Gas Central Heating
- Double Glazing
- Unrestricted Parking



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NORTHFIELD AREA

Northfield is a well established and popular residential area located just to the north east of Edinburgh's City Centre. There are a number of local shops catering for day-to-day needs and plenty of other shops within easy reach. For example, Tesco Extra, Morrison's, and Sainsbury's supermarkets. A short drive away is Fort Kinnaird Retail Park, one of Edinburgh's finest shopping destinations, offering a wide range of shopping and leisure outlets.

Very nearby is Figgate Park, whilst the open green spaces of Holyrood Park are within walking distance. The nearby seaside town of Portobello with it's impressive beach provides its own unique character and services, making it great for families.

There are regular bus services providing access to the City Centre and further afield. The location allows straightforward and quick access by car to the City Bypass and wider motorway network. The general area is well served by nursery, primary and secondary schools.

This well-proportioned second-floor flat enjoys a bright, open aspect with far-reaching views towards the Firth of Forth. Forming part of a block that has been externally upgraded in recent years, the building benefits from a modern main door and secure entry system.

Internally, the accommodation is presented in light, neutral tones with fitted floor coverings throughout, creating a comfortable and move-in-ready home. The layout is both practical and well balanced, with a central hallway that also provides useful storage.

The spacious lounge features twin windows that flood the room with natural light while framing an impressive outlook towards the Forth estuary. The modern kitchen enjoys a similarly bright outlook, fitted with white gloss units, contrasting worktops, and generous storage including a useful larder space, along with integrated cooking appliances and the washing machine included in the sale.

Both double bedrooms are quietly positioned to the rear, enjoying a peaceful outlook over gardens and benefiting from excellent built-in wardrobe space.

The bathroom is finished in a modern style, featuring a white three-piece suite with a rainfall shower over the bath, attractive wall finishes, and practical flooring.

Further benefits include double glazing and gas central heating powered by a serviced Worcester boiler.

Externally, there is a shared drying green to the rear along with a section of garden understood to be private, while unrestricted on-street parking is available to the front.

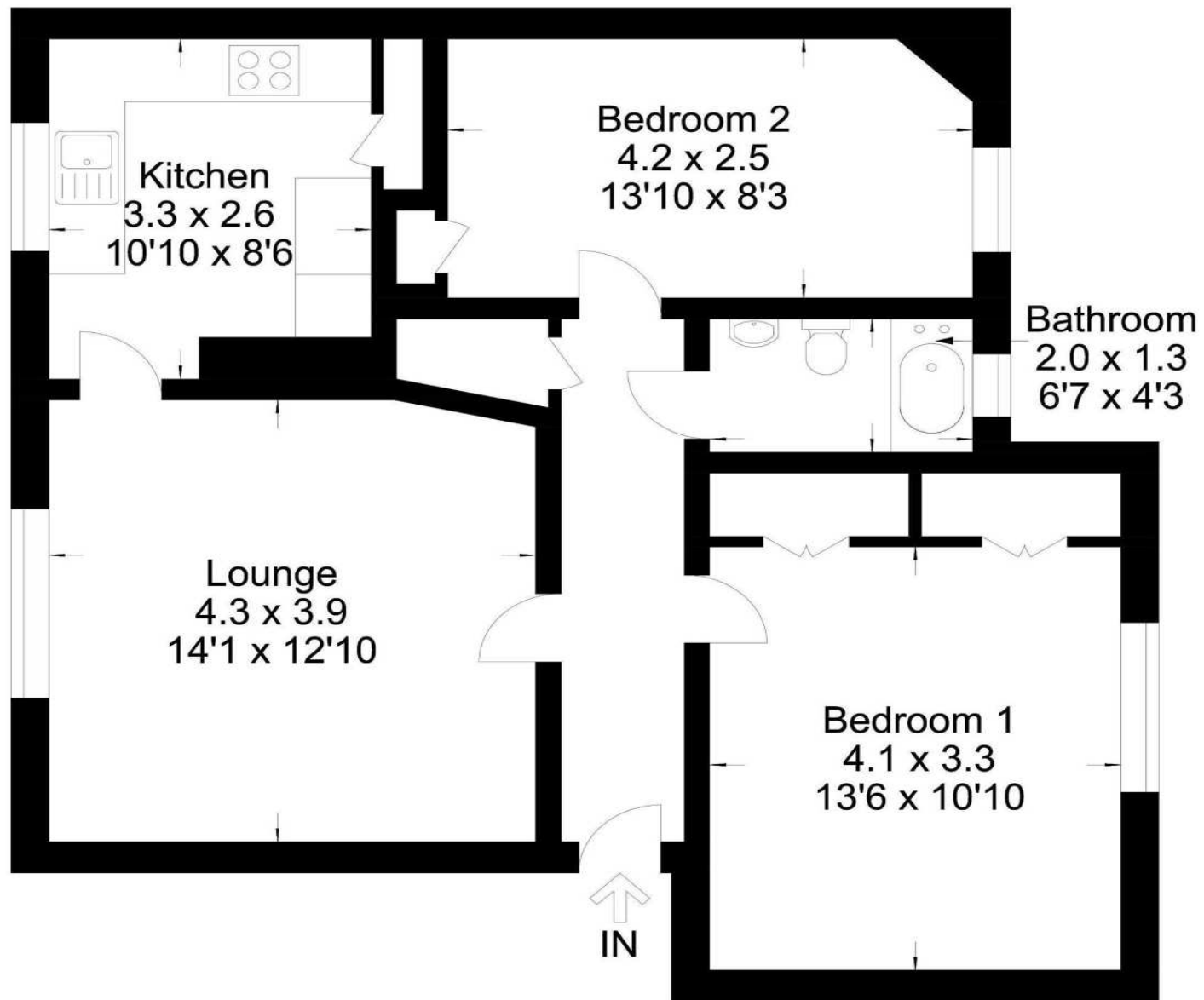
Council Tax Band: B

Energy Rating: C

Approx. Internal Area: 64 sq.m.

Floor plan dimensions are approximate (not to scale)





Floor Plans

“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.