

campbell  
smith

7/2 Northfield Farm  
Avenue,  
Edinburgh,  
EH8 7QW



- Ground floor flat offering great potential
- Private front garden
- Entryphone
- Sitting room
- Kitchen
- 2 bedrooms
- Bathroom with shower over bath
- Gas central heating
- Double glazing
- Shared drying green

Offers Over : £145,000







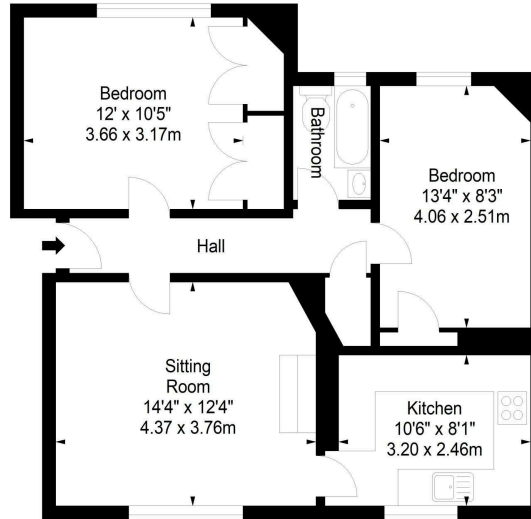




Northfield Farm Avenue,  
Edinburgh,  
Midlothian, EH8 7QW



Approx. Gross Internal Area  
660 Sq Ft - 61.31 Sq M  
For identification only. Not to scale.  
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Ground Floor



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)

+ Extras  
No warranty is given regarding the systems or any appliances

Buses  
Northfield Broadway - 4, Willowbrae Road - 44, 113, 124, 253, N107, N113, N124, X5, X6, X7, X44

Shops  
Tesco Express on Willowbrae Road, Morrisons on Portobello Road, Asda at the Jewel

Schools  
Duddingston PS, St John's RC PS, Portobello HS, Holy Road RC HS

Parking  
On street

Council Tax Band - B

EPC - D

Factor  
None

Viewing  
Telephone Campbell Smith on  
0131 555 2999

DISCLAIMER  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.