



**31/4 Prestonfield Terrace,
Edinburgh, EH16 5EE**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

TWO BEDROOM, FIRST FLOOR FLAT



This bright and spacious, two-bedroom, first floor, gable end flat, is situated in a quiet cul de sac, in the sought after Prestonfield area of Edinburgh, close to excellent amenities, including Cameron Toll Shopping Centre, Edinburgh University, Holyrood Park and has good transport links into the city centre. The property has been nicely decorated throughout, has lovely views to Arthur's Seat and benefits from having an attractive private garden to the rear. The accommodation consists of a communal stair, with entry phone, a hall, with a utility cupboard, lounge/dining room, with plenty of space for dining and seating, a shelved alcove and a cupboard housing the boiler. The kitchen has a range of white fitted units, appliances and a window overlooking the garden and to Arthur's Seat. There are two double bedrooms and a modern bathroom. The sunny, private garden to the rear is wildlife friendly, and includes a lawn, paved path, a range of trees and shrubs, a small pond and a shed. There is also a communal drying green and un-restricted, on-street parking.

- Communal stair
- Hall
- Lounge/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Sunny, private rear garden
- Communal drying green
- On-street parking





PRESTONFIELD

Prestonfield is a popular residential area which lies to the south of the city, close to excellent local amenities, including a wide range of shops, restaurants and cafes, within easy reach in nearby Newington. More comprehensive shopping is also available at Cameron Toll Shopping Centre a short drive away. A good selection of leisure amenities are close by including; Arthurs Seat, the Royal Commonwealth Pool and Leisure Complex and the beautiful grounds in Holyrood Park. The area is also well suited for access to the Edinburgh Royal Infirmary, The Scottish Parliament, and Edinburgh University Campus. The area offers excellent commuter links to the city bypass and to the main motorway network along with an excellent bus service to the City Centre.



Extras

All fitted floor coverings, light fittings, cooker, washing machine, fridge, freezer and shed are included in the sale (no warranties given). The curtains are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

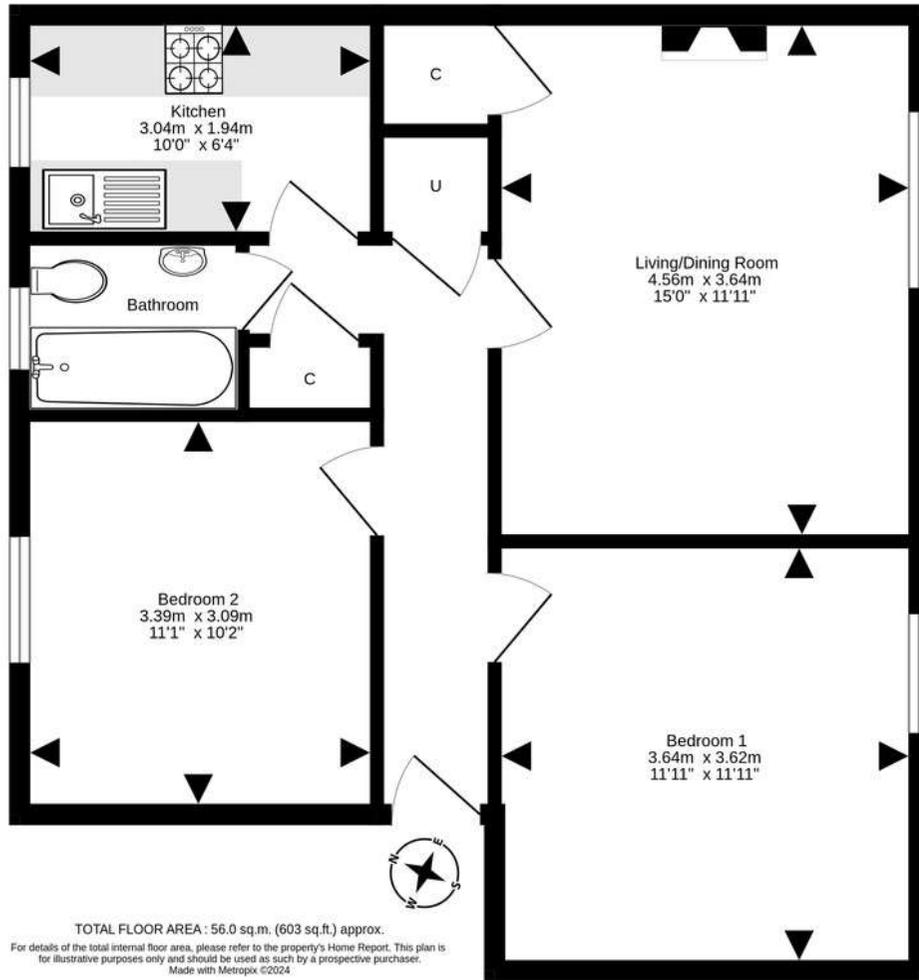
B

Home Report Valuation

£175,000

EPC Rating

C



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