



Offers Over
£180,000

53/2 Prestonfield Road

Prestonfield | Edinburgh | EH16 5EP

A superb opportunity has arisen to acquire this attractive two bedroom upper villa pleasantly positioned within a quiet residential pocket of Prestonfield. With private garden space while being situated close to excellent amenities and transport links, the property will undoubtedly appeal to first-time buyers, couples and professionals. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private and shared gardens
-  On-street parking
-  EPC Band – E
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge/diner with a gas fireplace and ample room for a small dining table and chairs, modern fully-fitted kitchen with a range of integrated white goods and finished with stylish brown units and a light coloured worktop, two sizable double bedrooms both with space for freestanding furniture and different configurations while the bedroom to the rear benefits from lovely views of Arthur's Seat, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from access to shared attic space accessed from the external landing, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the side of the property is a private garden space mostly laid to lawn while there are two further shared garden areas to the rear for residents to enjoy. For the car owner, there is more than adequate on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





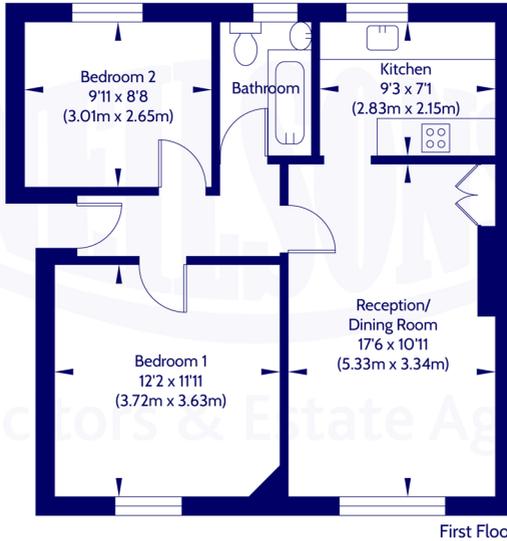
Location

Prestonfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Prestonfield is a short journey away from the main Edinburgh University campuses and the Royal Infirmary either by bus or bicycle. There are frequent bus services to the City Centre, which is a short trip away. The vibrant district of Newington is close by and has a great range of restaurants, public houses as well as the Festival Theatre, Queen's Hall and Commonwealth Pool. Holyrood Park, which offers endless possibilities for recreational pursuits is a short walk away. The city bypass, which allows access to the A1 south as well as the M8 motorway to the west, is a short drive away.





Approx. Gross Internal Floor Area 54.44 Sq M / 586 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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