



26a Prestonfield Road
Prestonfield, Edinburgh, EH16 5EL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Access to spacious floored attic via Ramsay ladder.
- Living room with feature fire overlooking front of the property.
- Fitted kitchen with appliances.
- Double bedroom with built-in mirrored wardrobes.
- Patio doors to rear garden.
- Shower room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Private garden at rear.
- Unrestricted on-street parking.
- Potential to extend into the attic subject to usual planning consents.



ENERGY PERFORMANCE
CERTIFICATE RATING D



GENERAL DESCRIPTION

A rarely available detached bungalow situated within the popular Prestonfield district of the city, a short journey to the south of Edinburgh City Centre. The property is close to a wide range of local amenities and would be suitable for a first-time buyer or perhaps somebody downsizing and looking to stay in the area.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

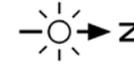
LOCATION

The subjects are located in the highly sought-after Prestonfield area of Edinburgh which lies to the south of the city centre. The property is well placed to take advantage of an excellent range of shopping facilities available at the Cameron Toll Centre, which offers a relaxed form of shopping under one roof on a seven day a week basis and also on nearby Dalkeith Road. Further facilities can be found at adjoining Newington, where a superb choice of leisure facilities is on offer; these include a number of bars, bistros and restaurants, in addition to the Festival Theatre and the refurbished Royal Commonwealth Pool. The property is also well positioned for the central universities, the Royal Infirmary and the Scottish Parliament. The property is located close to a main bus route, which operates to most parts of the town and surrounding areas. Arthur's Seat and Holyrood Park is conveniently close. The city bypass and main motorway networks are also easily accessible. Schooling is well represented from nursery to senior level.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE GARDEN SHED AND BEDROOM FURNITURE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



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Approx. Gross Internal Area

490 Sq Ft - 45.52 Sq M

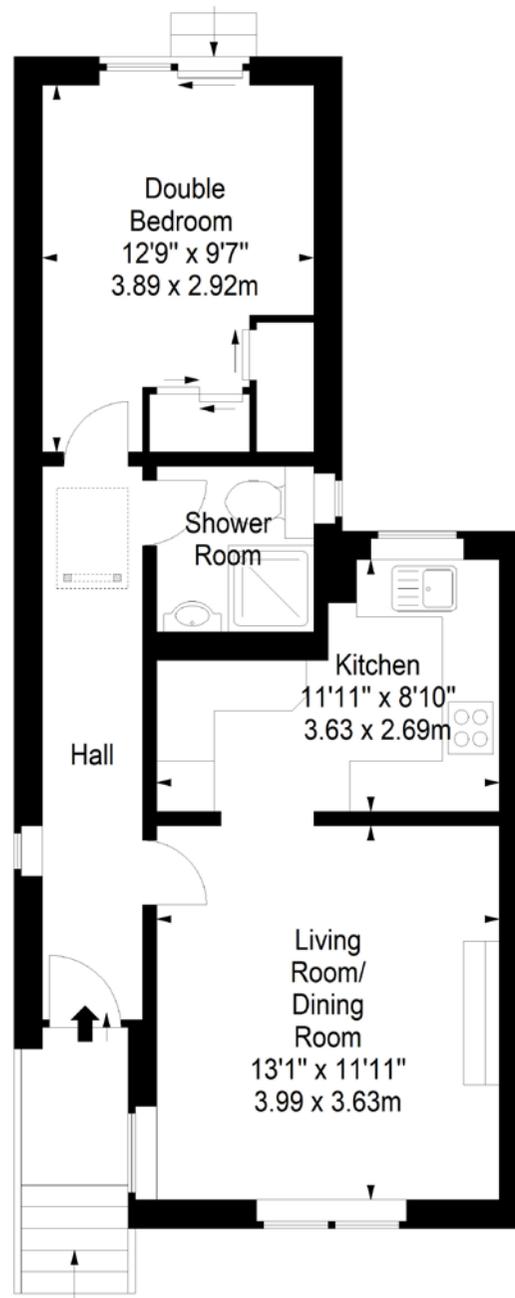
Loft

Approx. Gross Internal Area

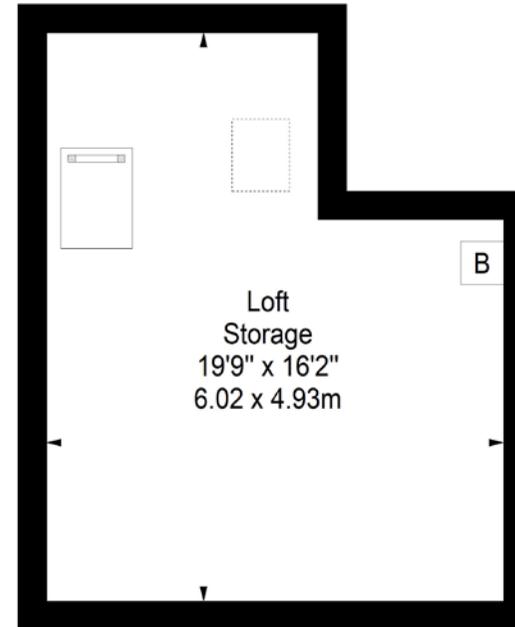
274 Sq Ft - 25.45 Sq M

For identification only. Not to scale.

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Ground Floor



Loft

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.