



Location

Prestonfield is a suburban residential area just south of the city centre, lying within easy reach of Edinburgh Royal Infirmary and Edinburgh University. A variety of specialist shops can be found on nearby Dalkeith Road, providing for everyday requirements. The popular Cameron Toll Shopping Centre lies around half a mile from the property, and offers a wide selection of major retail outlets, along with a Sainsbury's superstore. Full educational facilities for children from nursery age through to further education, including both state and private schools, are all within easy reach. There are several golf clubs in the area, including Prestonfield Golf Club, Duddingston Golf Club, Liberton Golf Club, and Craigmillar Park Golf Course. Additional leisure facilities can be found at the nearby Royal Commonwealth Pool, as well as the fantastic open spaces of Holyrood Park and Blackford Hill. The area is well served by frequent bus services running from Prestonfield Avenue, Dalkeith Road and Peffermill Road, serving the City Centre and surrounding districts.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

- Entrance hallway
- Lounge
- 2 Bedrooms
- Fitted Kitchen
- Shower room
- Gas Fired Central Heating
- Double Glazing
- Garden and Shared Drying Green

Description

A most attractive and well presented ground floor flat lying in this popular residential area.

The property is well presented and in good order throughout.

The fully fitted kitchen has wall and base mounted units and good food preparation surfaces and worktop space with stainless steel sink with mixer tap and drainer. The gas hob, electric oven and hood are included.

The 3-piece white shower room suite has a shower cubicle with an electric shower and splashback boards and heated towel rail.



ALLINGHAM & CO

traditional values | modern practice

LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

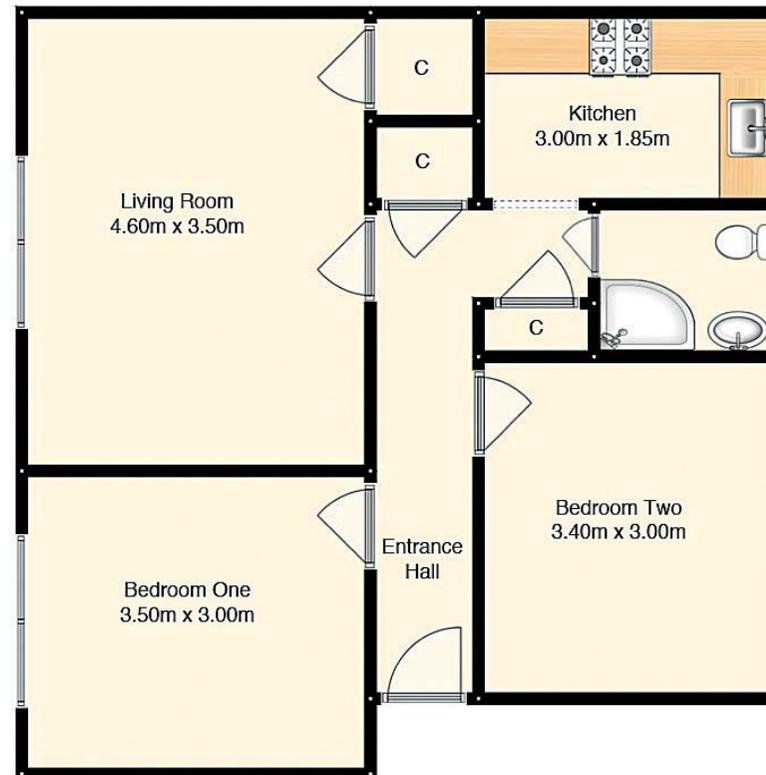
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
55.2m²

