

b+m



Prestonfield

8/2 Prestonfield Terrace, EH16 5EE

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Quietly situated two bedroom ground floor flat on a cul-de-sac within the popular residential district of Prestonfield in the south of the City. The property benefits from double glazing, gas central heating, private front garden and shared rear garden. The property would now benefit from modernisation and upgrading.

- entrance hall
- living room
- kitchen
- two bedrooms
- bathroom
- private front garden
- shared rear garden
- on-street parking
- gas central heating
- double glazing
- sold as seen
- EPC rating D



what's included...

All curtains and light fittings.

for price and viewing
call now on 0131 200 1234



what's near you...

Prestonfield is a quiet residential neighbourhood just south of the City Centre, bordered by the lovely grounds of Prestonfield House and Golf Club and the iconic green expanse of Holyrood Park. Locally, Dalkeith Road offers a good range of local shops, with a Sainsbury's supermarket at Cameron Toll together with a number of high street stores. Nearby, Newington offers excellent local amenities including a wide range of every day and specialist shops, bars, restaurants and cafes. The area also hosts a number of galleries, theatres and music venues. A convenient location for Edinburgh University, The Royal Infirmary and Scottish Parliament which are all either within walking distance or readily accessible via frequent bus services. Leisure opportunities are on your doorstep with the Royal Commonwealth Pool and Fitness Centre, Arthur's Seat and Holyrood Park, both Tennis and Croquet Clubs at the Meadows and several golf courses in the vicinity. Excellent schools within the private and public sector are easily accessible and a regular public transport service provides easy access to and from the City Centre. There is convenient access to the City Bypass, linking with the wider motorway network, Edinburgh International Airport and the Forth Bridges.



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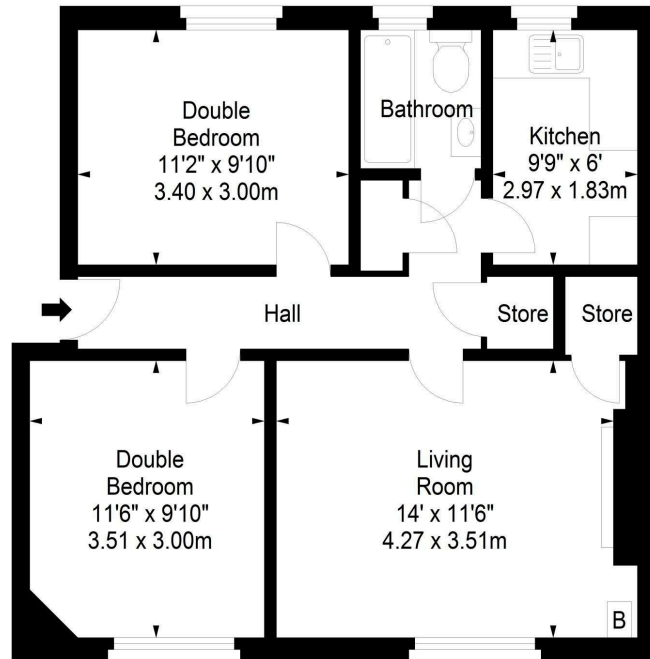
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Approx. Gross Internal Area
610 Sq Ft - 56.67 Sq M
For identification only. Not to scale.
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Ground Floor



No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.