



30/1, Prestonfield Avenue, Edinburgh, EH16 5EH

Well-Presented and Proportioned, Two-Bedroom, Ground-Floor Flat with a Private Garden

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Property Description

Well-presented and proportioned, two-bedroom, ground-floor flat with a private garden. Located in the popular Prestonfield area, just south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, a kitchen, two double bedrooms, and a shower room.

Features include a fitted kitchen with appliances, a modern bathroom and contemporary flooring. Additionally, it features good storage, gas central heating, double glazing and a secure entry system.

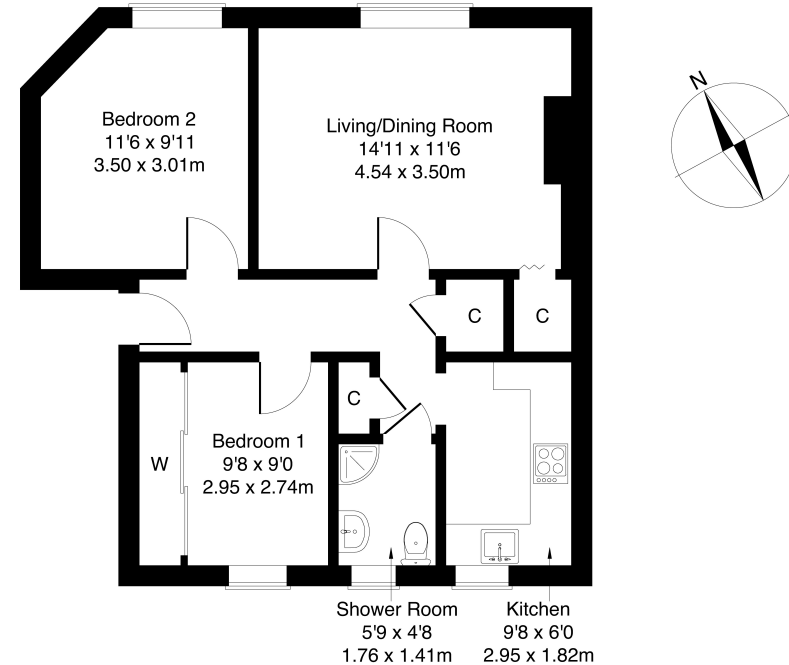
There is a low-maintenance private garden to the front, and a highly maintained shared drying green to the rear.

An entrance welcomes you into the property, providing access throughout and creating a seamless and functional living space. The living room has been finished with light, neutral décor and continues the matching contemporary flooring from the hallway. The kitchen has been finished to a modern standard with fitted countertops, a tiled-effect splashback, stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, fridge/freezer and further space for an additional appliance.

Bedrooms one and two are both finished with neutral décor and benefit from large windows, allowing plenty of natural light throughout. Bedroom one further features mirrored wardrobes, ideal for additional storage. The property also benefits from three additional storage spaces, located within the living room, hallway and kitchen. Completing the property is the shower room, which features a three-piece suite, shower cubicle and ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonfield lies just over a mile from Edinburgh city centre, offering local amenities for everyday needs. Nearby Newington provides a variety of specialist shops along with a lively mix of bars, restaurants, and cafes. Cameron Toll Shopping Centre is close by, featuring high-street shops, a Sainsbury's superstore, and an ALDI supermarket. The area is conveniently located for Edinburgh University, The Royal Infirmary,

the Scottish Parliament, and the Royal Commonwealth Pool. Residents enjoy access to many green spaces including Holyrood Park, Arthur's Seat, Blackford Hill, The Meadows, and Prestonfield Golf Club. Well-regarded schools cater to all levels, and regular public transport links offer easy access to and from the city centre.





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