



9/5 Old Dalkeith Road,
Prestonfield EH16 4TE



A beautiful first floor flat which benefits from an allocated parking space, situated within a small modern development

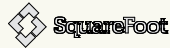
 2 Bed  1 Bath  1 Reception

A beautiful first floor flat which benefits from an allocated parking space, situated within a small modern development located in the popular area of Prestonfield. This delightful property offers a superb home ideally located for easy access to the City Centre as well as the City bypass. In brief the accommodation comprises; hall with utility cupboard, twin windowed sitting room/dining room enjoying a lovely leafy outlook, open plan stylish fully fitted breakfasting kitchen, two double bedrooms both quietly situated to the rear with built in wardrobes, and bathroom with white suite. The factors for the development are James Gibb and the monthly cost is approximately £70.

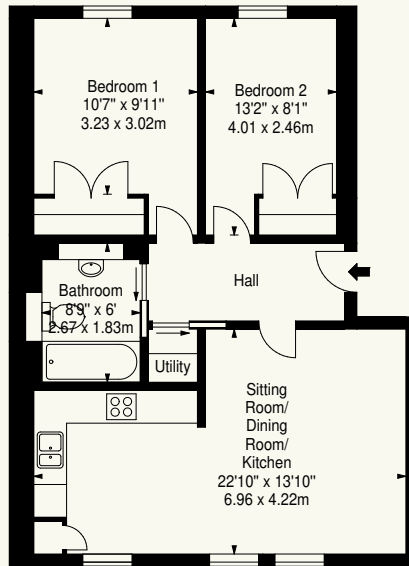
- Hall with utility cupboard
- Twin windowed sitting room/dining room
- Open plan stylish breakfasting kitchen
- Two double bedrooms
- Bathroom with white suite
- Gas central heating
- Double glazing
- Allocated parking space
- Communal gardens
- EPC Rating C

Offers Over £240,000

Old Dalkeith Road,
Edinburgh,
Midlothian, EH16 4TE



Approx. Gross Internal Area
668 Sq Ft - 62.06 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Prestonfield is a popular residential area to the south of Edinburgh's city centre. There are excellent local amenities including a wide range of shopping facilities available at the nearby Cameron Toll Centre. A further range of independent shops, bars, restaurants and bistros are found at adjoining Newington. The Festival Theatre and the Royal Commonwealth Pool are also nearby as well as the renowned Prestonfield House Hotel. The area also offers good access to the Royal Infirmary, Holyrood

Park and the Scottish Parliament. The area is well served by bus routes which operates to most parts of the town and surrounding area. The city bypass and main motorway networks are also easily accessible. Schooling is well represented from nursery to senior level, with a number of University buildings in the vicinity.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.