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Offers Over
£185,000

41 Prestonfield Road

Prestonfield | Edinburgh | EH16 5EL

Pleasantly positioned within the quiet and ever-popular Prestonfield area, this impressive two-bedroom lower villa offers well-proportioned accommodation with both private and shared garden spaces. Ideally located close to excellent local amenities and superb transport links, whilst enjoying a peaceful residential setting, the property is perfectly suited to first-time buyers, couples and retirees.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private & shared gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band – B



Description

An inviting entrance hallway provides access to the accommodation. The bright and airy front-facing lounge/diner provides a comfortable principal living space with ample room for both lounge and dining furniture. The room flows naturally through to the kitchen. The kitchen is a practical and well-appointed space, featuring partial tiling and a selection of included white goods. The generous principal double bedroom enjoys a quiet rear-facing aspect and offers plenty of space for a range of freestanding furniture. Bedroom two is another comfortable double room with a front-facing aspect and also provides ample space for freestanding furniture. The smart shower room is tiled and fitted with a contemporary rainfall shower.

Further benefits include gas central heating and double glazing.



Gardens & Parking

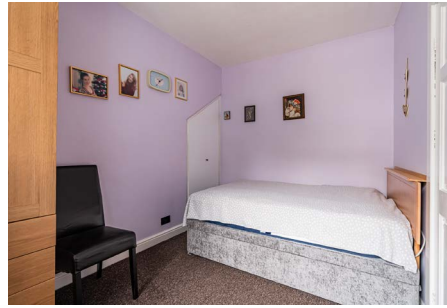
Externally, the property benefits from a private front garden featuring a well-kept lawn, chipstone section, and a custom-built seating area, creating a lovely spot to enjoy the outdoors. There is also access to a well-maintained shared rear garden together with a private shed. Unrestricted on-street parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

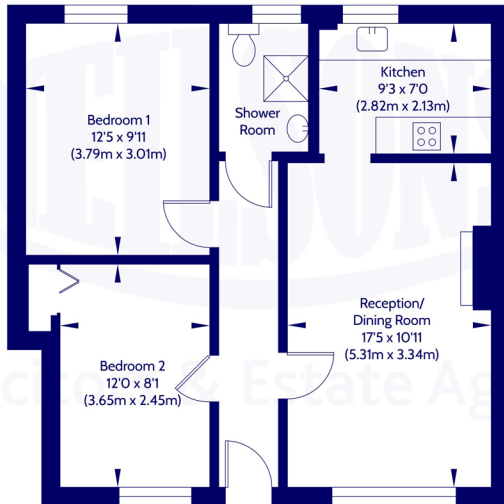
Prestonfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Prestonfield is a short journey away from the main Edinburgh University campuses and the Royal Infirmary either by bus or bicycle. There are frequent bus services to the City Centre, which is a short trip away. The vibrant district of Newington is close by and has a great range of restaurants, public houses as well as the Festival Theatre, Queen's Hall and Commonwealth Pool. Holyrood Park, which offers endless possibilities for recreational pursuits is a short walk away. The city bypass, which allows access to the A1 south as well as the M8 motorway to the west, is a short drive away.





Approx. Gross Internal Floor Area 56 Sq M / 607 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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