

58 (flat 3) Peffermill Road, Prestonfield, Edinburgh, EH16 5LL



58 (flat 3) Peffermill Road | Prestonfield | EH16 5LL

Description

Set on the first floor of a modern development in Prestonfield, this spacious dual-facing, two-bedroom is conveniently placed for an excellent range of amenities and good transport links. Offering comfortable and light filled interior which has been freshly decorated, the flat is sure to appeal to a wide demographic of buyers, including first-time buyers, couples, rental investors and city professionals.

- Secure shared phone-entry system
- Entrance hall with storage
- Open-plan living/dining room
- Kitchen with appliances
- Sunny main bedroom with a wardrobe and en-suite
- Versatile second double bedroom with fitted wardrobe
- 3-piece suite bathroom
- Gas central heating and double glazing
- Residents parking

Extras

The light fittings, living room curtains, oven, hob, washing machine and fridge/freezer are included.

Factor

The development is factored by Hacking & Paterson for approx. £98 per month according to the vendor. This includes maintenance of communal areas and buildings insurance.

EPC Rating: B



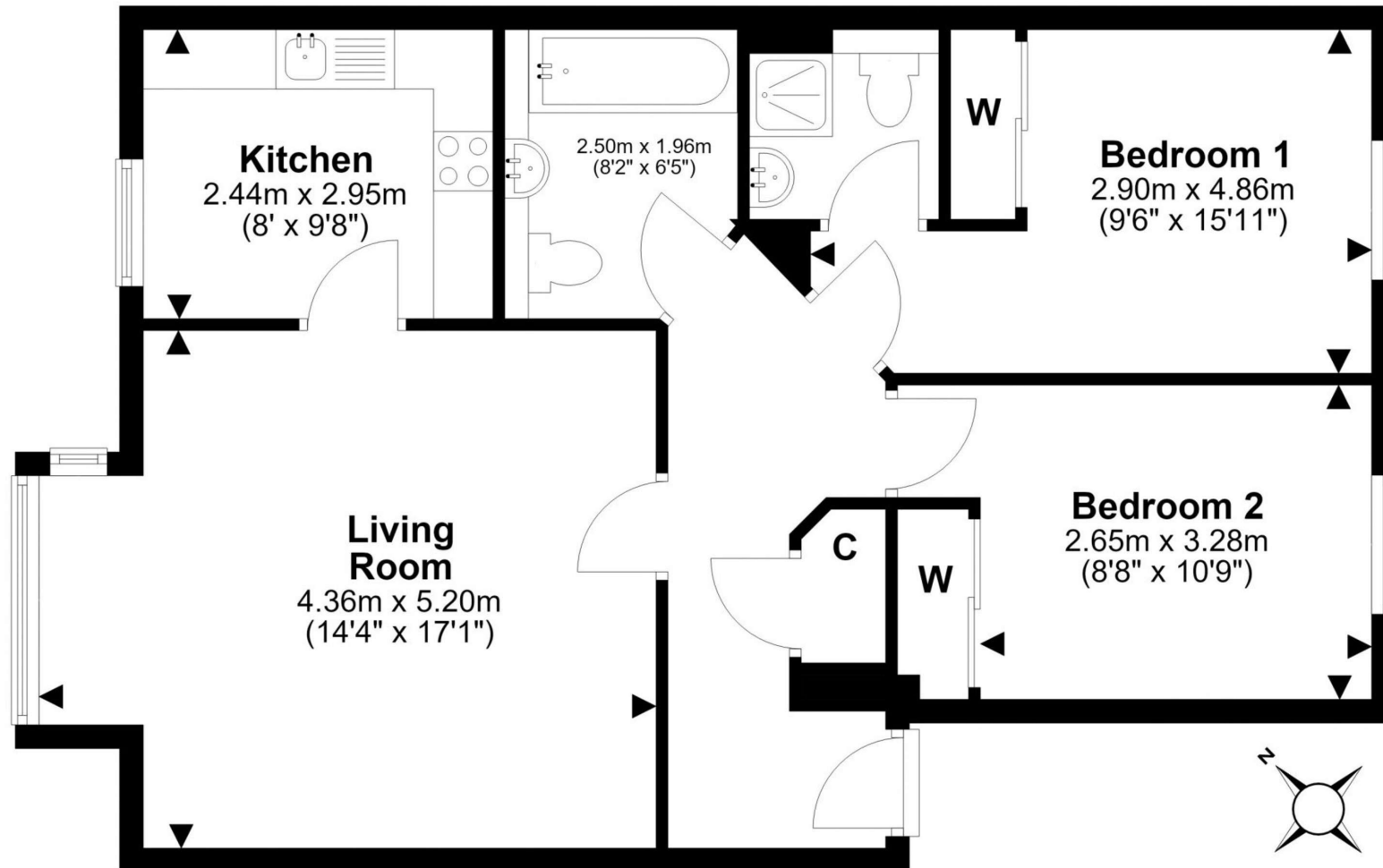
Location

Situated just two miles south of Edinburgh city centre, beside the breathtaking Arthur's Seat and Holyrood Park, the mainly residential suburb of Prestonfield enjoys a highly desirable setting. Dalkeith Road offers excellent everyday shopping amenities, whilst the neighbouring area of Newington provides a wealth of diverse shopping amenities and is home to some of the capital's most celebrated entertainment venues. Just a short distance away, Cameron Toll shopping centre provides further retail outlets, including a large supermarket. Whilst outdoor pursuits can be easily enjoyed at nearby Holyrood Park and local Peffermill Playing Fields, the Royal Commonwealth Pool and leisure complex provides excellent indoor sports facilities. Numerous highly-regarded golf courses can also be found close by. The area benefits from good state education facilities within its catchment area, whilst many of Edinburgh's outstanding independent schools are all easily accessible. The highly convenient location of Prestonfield is well-served by fantastic transport links into the city and further afield, with the City Bypass and motorway network also within easy reach.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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