



29/3, Prestonfield Terrace, Edinburgh, EH16 5EE

Tastefully Presented, Two-Bedroom, First-Floor Flat

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Property Description

Light and tastefully presented, two-bedroom, first-floor flat, forming part of an established residential development. With a desirable cul-de-sac location 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 bathroom.

Highlights include a modern fitted kitchen with appliances, a bright bathroom, and a view to Arthur's Seat. Additionally, there is gas central heating, double glazing, and a private garden plot offering development potential.

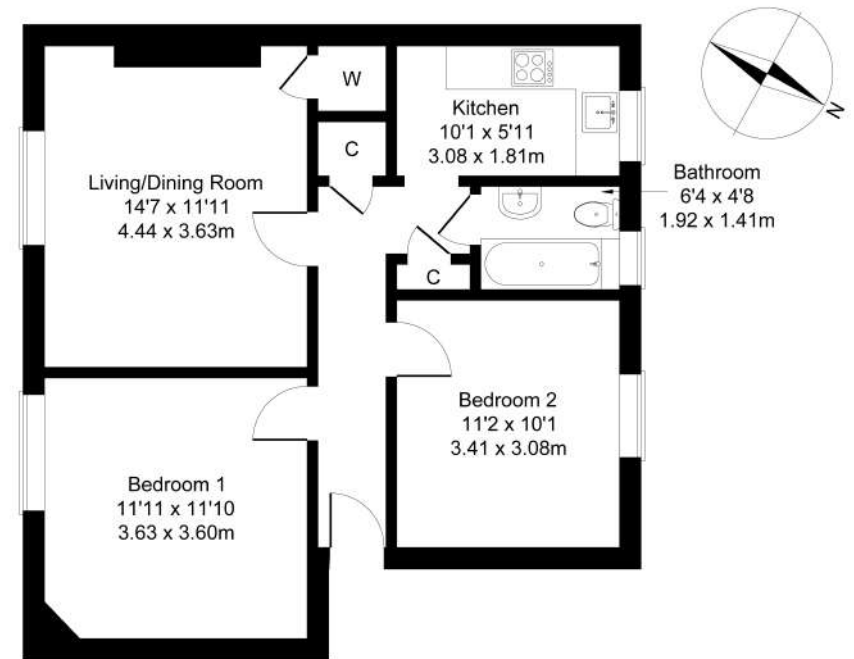
There is also a shared drying green, whilst this popular area also offers additional unrestricted on-street parking to the front and superb transport links. Furnishings and appliances are available for inclusion in the sale.

A carpeted hallway provides access to the accommodation and benefits from two built-in storage cupboards, pendant lighting and a dado rail. The front-facing lounge offers ample space for both seating and dining furniture, complemented by carpeted flooring and an additional storage cupboard. Positioned to the rear, the kitchen is fitted with modern flooring, splashbacks, generous storage, stone-effect worktops, a fridge-freezer, washing machine and an integrated oven and gas hob.

There are two well-proportioned double bedrooms, each enjoying a different aspect, with the rear-facing second bedroom benefiting from views towards Arthur's Seat. Completing the accommodation, the bathroom is fitted with a modern suite comprising a bath with a shower unit, tiled splashbacks and a wall-mounted cabinet.



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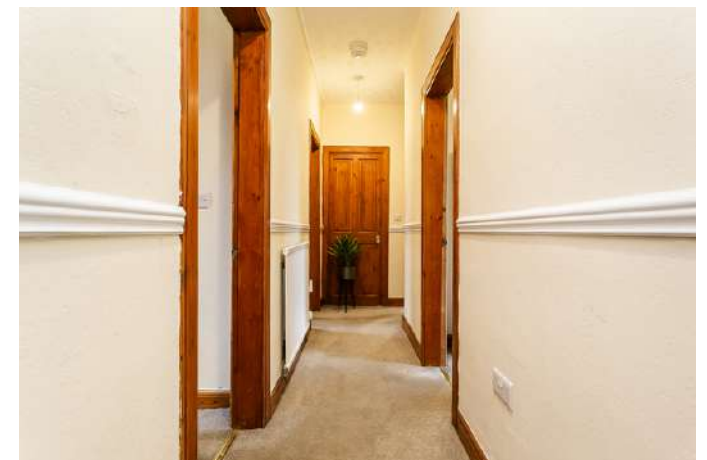
First Floor

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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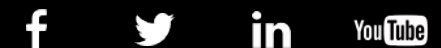
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