



16 Priestfield Crescent

Priestfield | Edinburgh | EH16 5JQ

A superb opportunity has arisen to acquire this light and well-proportioned two/three-bedroom terraced villa, quietly positioned within a highly sought-after area close to Holyrood Park. Enjoying excellent local amenities and convenient transport links, the property offers flexible accommodation, a private rear garden and off-street driveway parking, making it an appealing choice for families, couples and those looking to downsize.

-  3 bedrooms
-  1 public room
-  1 bathroom
- Arthur's Seat views
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - E



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a large understairs storage cupboard. The spacious rear-facing lounge/dining room is a lovely setting for both everyday family life and entertaining, featuring a gas fireplace and French doors opening directly onto the rear garden. The well-appointed kitchen is fitted with a range of included white goods and benefits from solid wooden worktops, partial tiling to the splash areas and under-unit lighting. A useful full-height pantry cupboard provides substantial additional kitchen storage space. Located on the ground floor, the generous bay-fronted double bedroom enjoys a bright and airy outlook and features an attractive open fireplace. This versatile room could also be used as an additional reception room, depending on individual requirements. The first-floor landing provides access to the loft via a Ramsay ladder. There are two further good-sized double bedrooms on the upper level. The front-facing bedroom benefits from an integrated double wardrobe with sliding doors, together with a further double cupboard. The rear-facing bedroom enjoys impressive views towards Arthur's Seat and features an Edinburgh press and an additional eaves storage cupboard. Completing the accommodation is a bathroom suite with a partially tiled surround, shower over the bath and electric underfloor heating.

Further benefits include Hive-controlled gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property boasts a fantastic enclosed rear garden featuring split-level patio and lawn areas, complemented by mature planting to create an attractive outdoor space for relaxing and entertaining. Two garden sheds provide additional useful storage. A private driveway to the front provides convenient off-street parking.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





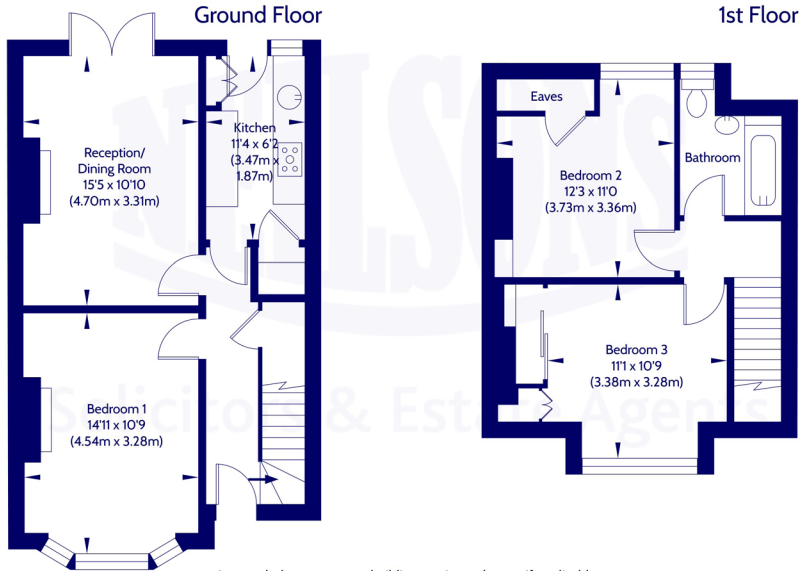
Location

Priestfield is situated to the south of Edinburgh city centre, with a range of shopping and everyday amenities available nearby. Cameron Toll Shopping Centre offers a variety of retailers, while further local shops can be found along Dalkeith Road. The neighbouring area of Newington provides additional leisure and dining options, including bars, restaurants, the Festival Theatre and Royal Commonwealth Pool. Fort Kinnaird Retail Park is also within easy reach. Holyrood Park is nearby, offering extensive green space and scenic walking routes. The area is conveniently located for the University of Edinburgh, Edinburgh Royal Infirmary and the Scottish Parliament. Schooling is available from nursery through to secondary level. Regular bus services connect the area with the city centre and surrounding districts, while the City Bypass and main motorway network are easily accessible.





Approx. Gross Internal Floor Area 81 Sq M / 877 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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