



5/2, King's Meadow, Prestonfield,
Edinburgh, EH16 5JP



A superb ground floor flat which offers a lovely home benefitting from residents parking and two external storage cupboards

 2 Bed  1 Bath  1 Reception

A superb ground floor flat situated within an established modern development located in the popular area of Prestonfield. This well proportioned property has been modernised by the present owner to offer a lovely home which benefits from landscaped communal gardens, residents parking, and two external storage cupboards. In brief the accommodation comprises; hall with two storage cupboards, sitting room with window to the front, box bay windowed dining room, modern fully fitted kitchen with window to the side, principal double bedroom with large built in wardrobe, second double bedroom, and stylish shower room. The factors for the development are James Gibb and the monthly cost is approximately £100 which includes buildings insurance, communal cleaning, and garden maintenance.

Features

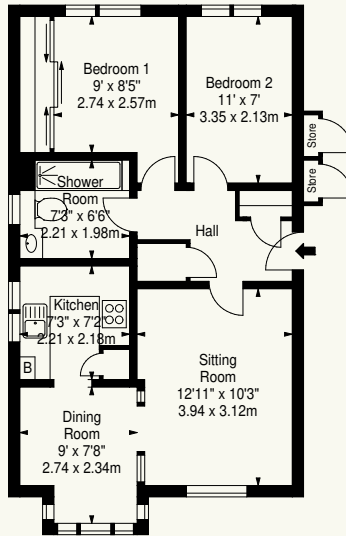
- Sitting room
- Box bay windowed dining room
- Modern fully fitted kitchen
- Two double bedrooms
- Stylish shower room
- Gas central heating
- Double glazing
- External storage cupboards
- Residents parking
- Landscaped communal gardens
- EPC Rating C

Offers Over £205,000

King's Meadow,
Edinburgh,
Midlothian, EH16 5JP



Approx. Gross Internal Area
572 Sq Ft - 53.14 Sq M
Stores
Approx. Gross Internal Area
6 Sq Ft - 0.56 Sq M
For identification only. Not to scale.
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Ground 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's on:

☎ 0131 229 4040

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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.