GILSONGRAY

LAW • PROPERTY • FINANCE



269/5 DALKEITH ROAD

Prestonfield, Edinburgh, EH16 5JT

1	2	1
Public Room	Bedroom	Bathroom

Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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Enjoying a well-connected position in Prestonfield, this top-floor flat is a practical choice for buyers seeking generous proportions within easy reach of the city centre, green space and everyday amenities. The flat opens into a long central hall with useful storage, leading to a bright bay-windowed living room with a leafy outlook, a modern dining kitchen, a study/home office, two well-proportioned double bedrooms and a three-piece bathroom. Further benefits include gas central heating, double glazing, and access to communal garden grounds. There is unrestricted on-street parking on Prestonfield Gardens all week, and on Dalkeith Road all weekend. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included. A freestanding fridge freezer & washing machine, plus the wardrobe in the principal bedroom are also included.

CLICK HERE
TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Top-floor flat in established Prestonfield
- Fresh neutral interiors and lovely period details
- Secure phone entry and shared stairwell
- Long central hall with useful storage
- Bright bay-windowed living room with leafy outlook
- Modern dining kitchen with space to dine
- Two well-proportioned bedrooms
- Versatile study/home office
- Three-piece bathroom
- Communal garden grounds
- Unrestricted on-street parking on Prestonfield Gardens









THE BEDROOMS
& BATHROOMS



PRESTONFIELD

Prestonfield is an established residential district on the south side of Edinburgh, valued for its handsome period streets, green surroundings and easy reach of the city centre. The area offers a good balance of quieter neighbourhood living and day-to-day convenience, with local shopping, cafés, supermarkets and other essentials available in the surrounding districts of Newington and Cameron Toll, while the city centre's wider cultural, retail and dining attractions are readily accessible.

Outdoor life is a real draw here, with Holyrood Park and Arthur's Seat close by for walking, running and cycling, along with further green space across the south side of the city. A range of schooling is available locally from primary to secondary level, with Edinburgh's universities and many independent schools also within easy reach.

Regular bus services run along Dalkeith Road, providing straightforward links into the city centre and beyond. For those travelling further afield, the A7, A1 and Edinburgh City Bypass are all conveniently reached, making Prestonfield a practical base for commuting as well as everyday city living.





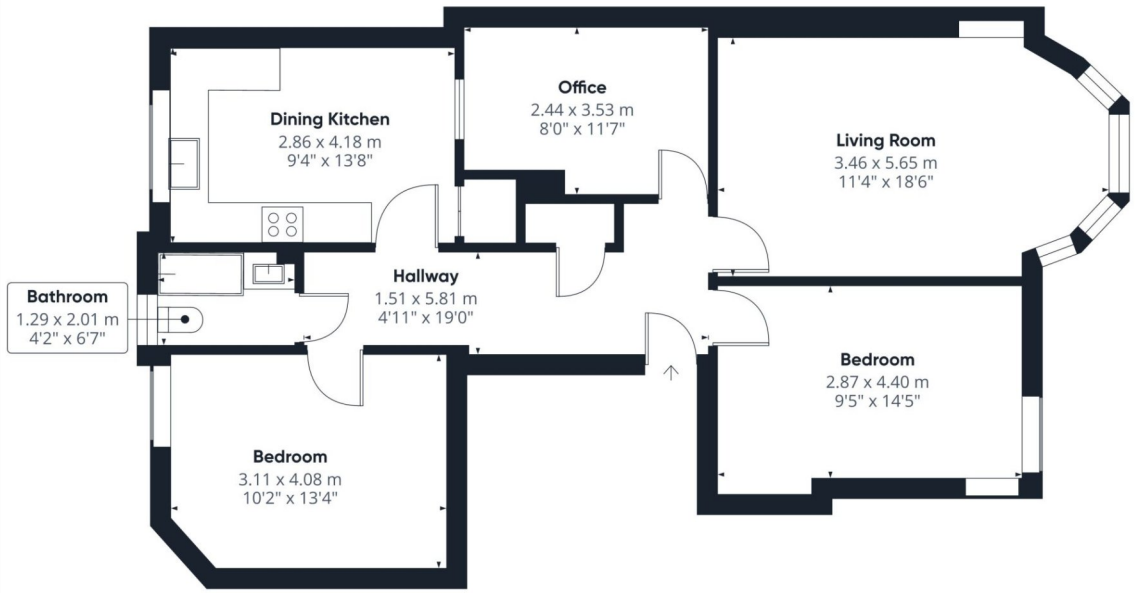


VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 01620 893 481

EPC RATING
C

COUNCIL TAX BAND
D

FLOORPLAN



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Approximate total area(1)
79.4 m²
855 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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