

24/6 Clearburn Crescent
Prestonfield, EH16 5ER

Deans
Solicitors & Estate Agents LLP





TOP FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating and Double Glazing
- Well Maintained Communal Rear Garden
- Free On-Street Parking
- EPC Rating - C



Boasting views of Arthur's Seat and quietly positioned within a residential area, this light and airy top floor flat forms part of a block of six. Situated within the desirable location of Prestonfield, there are a variety of amenities close by, including Cameron Toll Shopping Centre and Fort Kinnaird, offering a range of high street stores, restaurants and a cinema. A regular public transport service passes close by, providing easy access to the City Centre, with the Edinburgh Royal Infirmary also a short distance away. The accommodation comprises a welcoming entrance hallway, bright and well-proportioned sitting room with feature fireplace, modern fitted kitchen, two good-sized double bedrooms and bathroom with white suite. There is a well-maintained communal rear garden, with free on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the washing machine, oven, hob and hood. All appliances included in the sale are sold as seen, with no warranty provided.



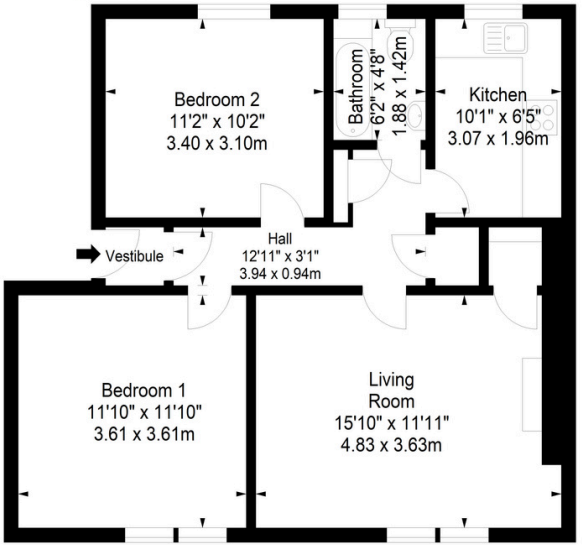




Clearburn Crescent,
Edinburgh,
Midlothian, EH16 5ER

SquareFoot

Approx. Gross Internal Area
671 Sq Ft - 62.34 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans
Solicitors & Estate Agents LLP
Your Property People.
0131 667 1900
mail@deansproperties.co.uk
deansproperties.co.uk