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27/3, Prestonfield Terrace, Prestonfield, Edinburgh, , EH16 5EE

Beautifully Presented Two-Bedroom, First-Floor Flat, With A Private Garden Plot

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Property Description

Beautifully presented two-bedroom, first-floor flat, with a private garden plot, 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.

Tastefully finished, features include a modern fitted kitchen with appliances and quality Birch wood flooring in the lounge. It also features gas central heating, double glazing, good storage, and a view of Arthur's Seat.

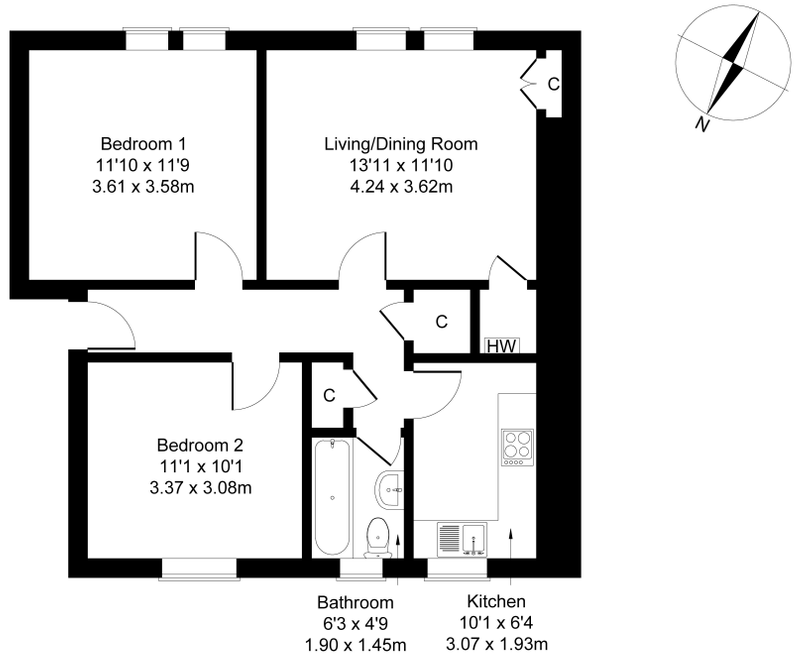
To the rear is a good-sized garden plot open to a shared drying green, with unrestricted on-street parking to the front and superb transport links.

An L-shaped hallway provides access throughout the property, featuring easy-to-maintain flooring and two useful storage cupboards. The front-facing lounge is a generously proportioned reception room, offering ample space for both lounge and dining furniture. Further features include quality birchwood flooring, a press cupboard, a characterful fireplace and access to a deep storage cupboard. Positioned to the rear, the kitchen is fitted with a range of units and worktops, a sink with drainer, tiled splashbacks, fridge/freezer, a washing machine, a dishwasher and an integrated oven with gas hob.

There are two well-proportioned double bedrooms, each positioned to opposite aspects of the property and benefiting from carpeted flooring and ample space for freestanding storage. Completing the accommodation is a bright bathroom, fitted with a three-piece suite comprising a shower over the bath and tiled splashbacks.

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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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