

McDougall McQueen
solicitors & estate agents

5 Priestfield Crescent, Edinburgh, EH16 5JH

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Welcome

Welcome to Priestfield Crescent, an impressive and deceptively spacious three-bedroom semi-detached bungalow arranged over two floors, offering versatile accommodation ideally suited to a variety of buyers. A particular highlight is the superb open-plan kitchen, dining and living space, providing an excellent contemporary environment for both everyday family life and entertaining. The flexible two-storey layout provides versatility, with scope to accommodate family living, working from home or those seeking additional space. Externally, the property benefits from private garden grounds, with the added attraction of a fully insulated garden home office, providing an ideal dedicated workspace away from the main accommodation. A private driveway provides convenient off-street parking, with further on-street parking available. Combining generous accommodation, an attractive open-plan living arrangement and excellent external facilities, this appealing home is likely to attract considerable interest from families, professional couples and those requiring flexible space for home working.

- Entrance vestibule
- Open plan living/dining and kitchen
- Stylish kitchen fitted in 2024 complete with Smeg appliances and Quartz worktops
- Two bedrooms on the lower level
- Principle bedroom located on the upper level with an en-suite shower room
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating & Double glazing
- South facing rear garden with garden shed
- Western Red Cedar clad garden office insulated with slate roof
- Private garden to the front with driveway




BISCOTTI











Priestfield

Priestfield Crescent is situated within an established and popular residential area to the south-east of Edinburgh city centre, offering a convenient setting with a good range of local amenities close at hand. Nearby Cameron Toll Shopping Centre provides an excellent selection of retail outlets, supermarkets and everyday services, while further shopping, cafés, restaurants and leisure facilities can be found in neighbouring Newington. The area is well served by regular public transport links, providing easy access to Edinburgh city centre and the surrounding areas, with convenient road connections for commuting further afield. The nearby green spaces of The Inch Park and Craigmillar Castle Park offer attractive outdoor recreational opportunities, while a selection of schools and educational facilities are also within easy reach. Overall, Priestfield is ideally positioned for those seeking a well-connected residential location with a good balance of local convenience and access to the many attractions of Edinburgh.

Extras

Included in the sale are the fridge/freezer, integrated cooker, hob, cooker hood and dishwasher. Wardrobes in bedroom 3 and desk in bedroom2 are also included in the sale price as are the fixtures & fittings.











Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

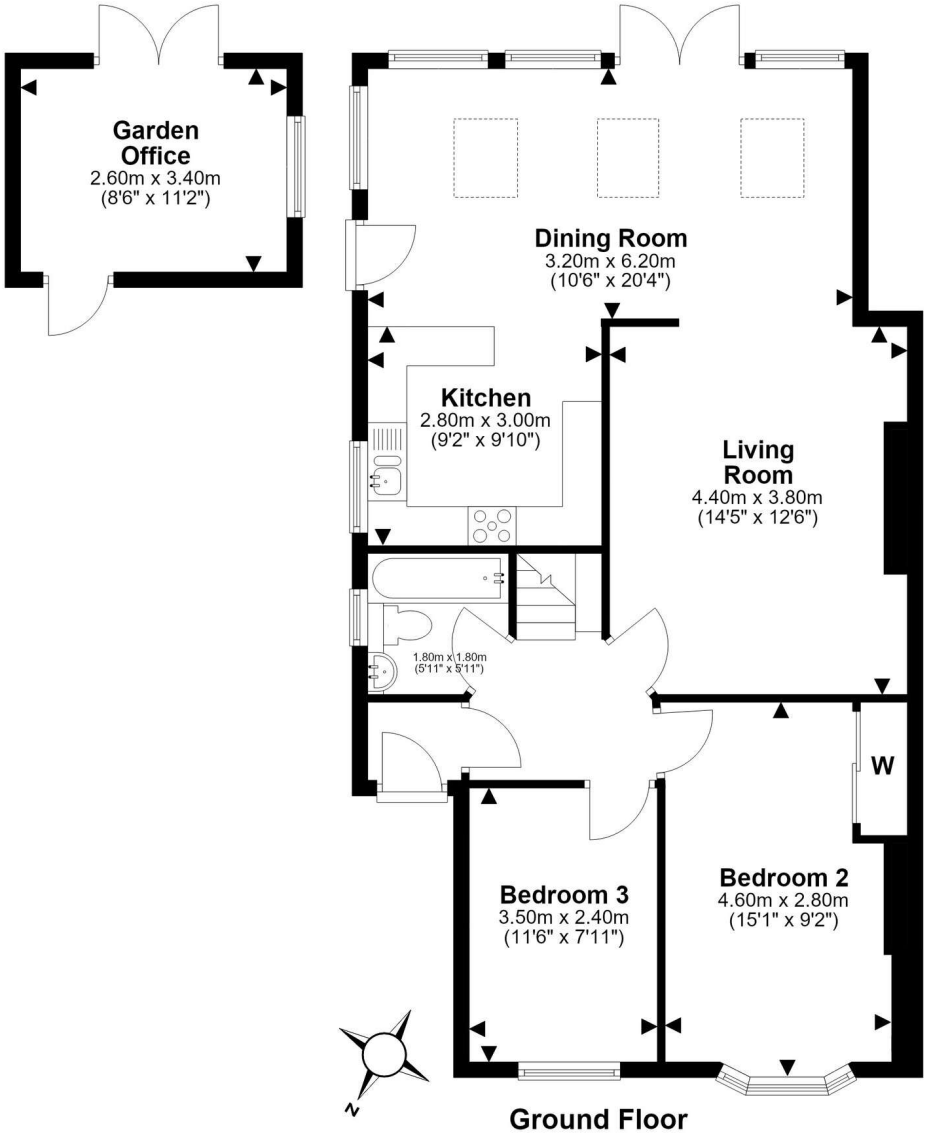
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25-27 High Street, Dalkeith
EH22 1JB

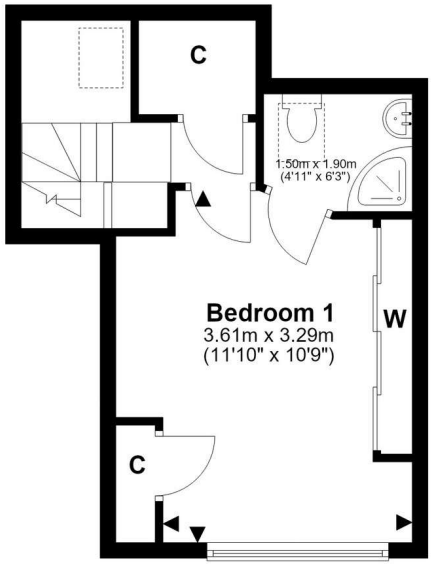
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.