NEILSONS

Solicitors & Estate Agents



Offers Over

£180,000

30/6 Prestonfield Avenue

Prestonfield | Edinburgh | EH16 5EH

This delightful, well presented top floor flat, which affords incredible views of Arthur's Seat, forms part of the popular residential district of Prestonfield, close to excellent amenities, schooling and transport links with the city centre within easy reach.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Communal Gardens
- Resident's Parking
- EPC Rating – C
- Council Tax Band – B



Description

Offered to the market in move-in condition, the light-filled, generously proportioned accommodation shall undoubtedly appeal to the first time buyers, investors or small families alike and merits internal viewing to be fully appreciated. Enjoying a stylish, light and neutral interior, the property comprises; L-shaped entrance hallway with good storage provisions. There is an attractively presented front-facing reception/dining room with cupboard housing the combi boiler and featuring super views towards Arthur's Seat. The stylish kitchen is located to the rear with a pleasant outlook overlooking the communal gardens and private allotments beyond. Fitted with a range of wall and base units, complementary worktops with built-in gas hob, electric oven and hood together with the integrated fridge and freezer. There are two spacious double bedrooms together with a modern shower room with three piece suite. Further benefits include a secure door entryphone system, gas central heating with combi boiler and double glazing.





Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in hob/oven/hood, integrated fridge, integrated freezer and free standing washing machine. It should be noted that other items of furniture can be made available if desired.



Externally

There is a well maintained communal garden located to the rear of the property and for the car owner, resident's parking is available to the side with ample on-street parking.



Viewing

By appointment through Neilsons on 0131 625 2222.



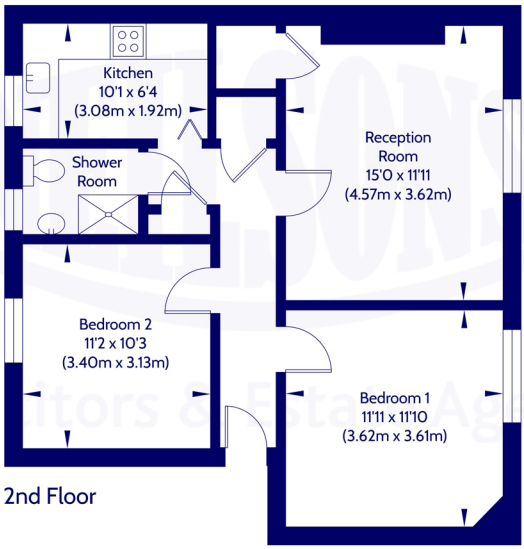


Location

Prestonfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Prestonfield is a short journey away from the main Edinburgh University campuses and the Royal Infirmary either by bus or bicycle. There are frequent bus services to the City Centre, which is a short trip away. The vibrant district of Newington is close by and has a great range of restaurants, public houses as well as the Festival Theatre, Queen's Hall and Commonwealth Pool. Holyrood Park, which offers endless possibilities for recreational pursuits is a short walk away. The city bypass, which allows access to the A1 south as well as the M8 motorway to the west, is a short drive away.



Approx. Gross Internal Floor Area 61 Sq M / 658 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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