



Deans Properties

Deans Solicitors and Estate Agents LLP



**24/1 Clearburn Crescent
Prestonfield, EH16 5ER**



GROUND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front & Shared Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - C



This well-proportioned ground floor flat with private front garden is located in Prestonfield, south Edinburgh, conveniently placed close to Cameron Toll Shopping Centre and within easy reach of the city centre and regular public transport links. The accommodation comprises; generous living room/dining room, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. There is a private garden to the front and a shared garden with communal drying green to the rear. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



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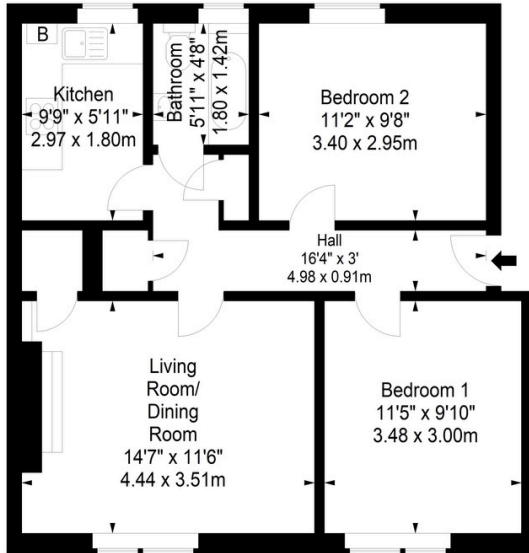


Approx. Gross Internal Area

601 Sq Ft - 55.83 Sq M

For identification only. Not to scale.

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Ground 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.

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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk