



Deans Properties

Deans Solicitors and Estate Agents LLP



**Flat 2, 15 Kilmaurs Road
Prestonfield, EH16 5DA**



SECOND FLOOR FLAT

- Kitchen/Living/Dining Room
- Three Bedrooms (one ensuite)
- Bathroom
- Free On-Street Parking
- Partial Double Glazing
- Gas Central Heating
- EPC Rating – D



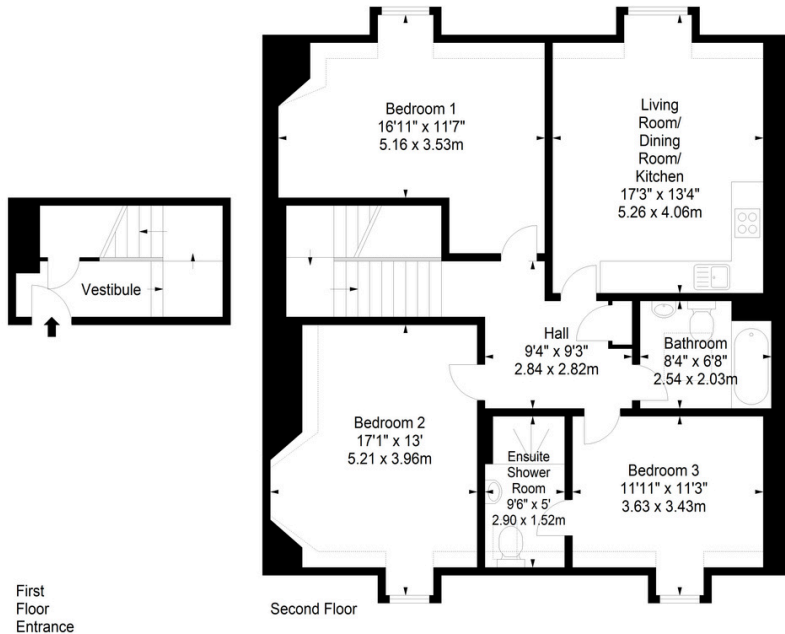
With beautiful views of Arthur's Seat and Salisbury Crag, this recently renovated second/top floor flat is located in the popular residential area of Prestonfield, south of Edinburgh's city centre, with fantastic local amenities and transport links across the city. The well-presented accommodation comprises; welcoming entrance vestibule with stairs leading to up the modern open plan kitchen/living room/dining room, family bathroom, three nice-sized bedrooms with bedroom three providing an en-suite shower room. Features include gas central heating, partial double glazing and there is free on street parking in the area. The appliances, wiring and heating are all newly installed (2019/20). Items included in the sale are fitted carpets & floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided. Other items may be sold by separate negotiation.



Kilmaurs Road,
Edinburgh,
Midlothian, EH16 5DA



Approx. Gross Internal Area
1096 Sq Ft - 101.82 Sq M
For identification only. Not to scale.
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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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