



**Flat 1, 15 Kilmaurs Road,  
Prestonfield, EH16 5DA**

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room/Kitchen
- Four Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Gas Central Heating
- EPC Rating – C





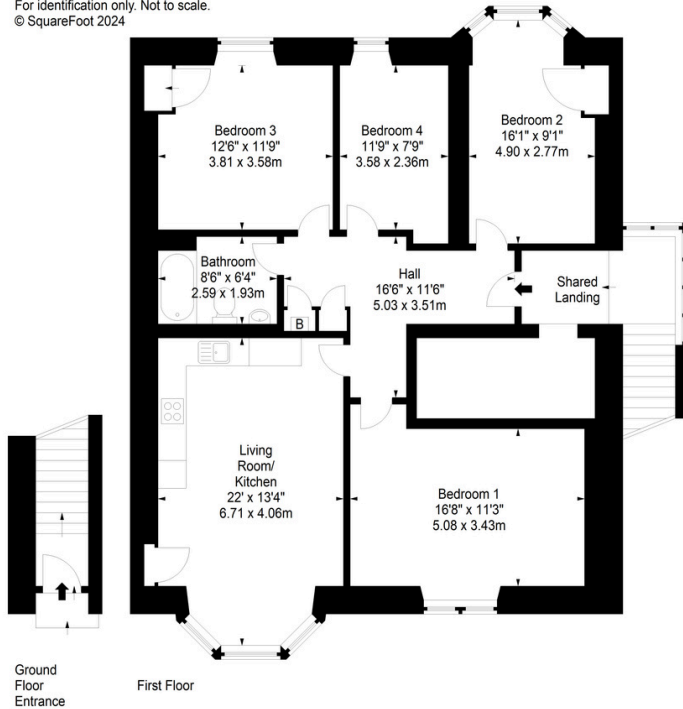
This recently upgraded first floor flat with a lovely outlook to Arthur's Seat and the Salisbury Crags forms part of a traditional Victorian villa in a popular residential area of Prestonfield, close to fantastic local amenities and transport links across the city. The accommodation comprises; bay-windowed living room/kitchen with space for dining table and chairs, four good-sized double bedrooms suitable for flexible use as further living space or a home office and modern bathroom with shower over bath. There is a neatly maintained, private garden to the rear and free on-street parking in the area. The property benefits from gas central heating and recently upgraded electrics. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



Kilmaurs Road,  
Edinburgh, EH16 5DA



Approx. Gross Internal Area  
1095 Sq Ft - 101.73 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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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)