



297 Dalkeith Road,  
Prestonfield, EH16 5JX

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED LODGE

- Living Room
- Kitchen
- Dining Room/ Conservatory
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Patio Garden
- Driveway
- EPC Rating – D



An excellent opportunity has arisen to purchase this unique detached and extended former lodge house situated within the highly desirable location of Prestonfield. The property is within walking distance of an abundance of good amenities at Cameron Toll Shopping Centre with the City Centre and Edinburgh Royal Infirmary being easily accessible by way of a regular public transport service. In move-in condition the property which retains period features merits internal viewing to be fully appreciated. Entrance vestibule leads to attractive sitting room with feature fireplace housing the wood burning stove and double bedroom. An inner hallway provides access to the contemporary kitchen with Belfast sink and integrated appliances, lovely dining room with French doors, two further good-sized double bedrooms and stylish fully tiled bathroom with feature roll top bath and separate shower enclosure. There is a private south facing patio garden with gated driveway providing off-street parking. The property benefits from gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher, and tumble dryer. The appliances included are sold as seen with no warranty provided.

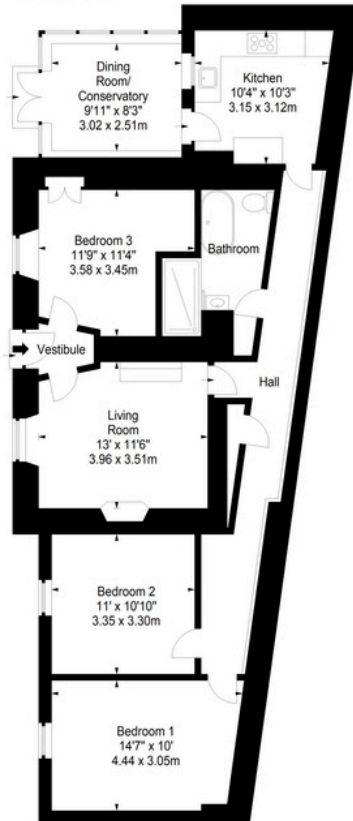




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Edinburgh, EH16 5JX



Approx. Gross Internal Area  
1114 Sq Ft - 103.49 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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