



Deans Properties

Deans Solicitors and Estate Agents LLP



2/1 Clearburn Crescent
Prestonfield, EH16 5ER



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front Garden
- Shared Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - C



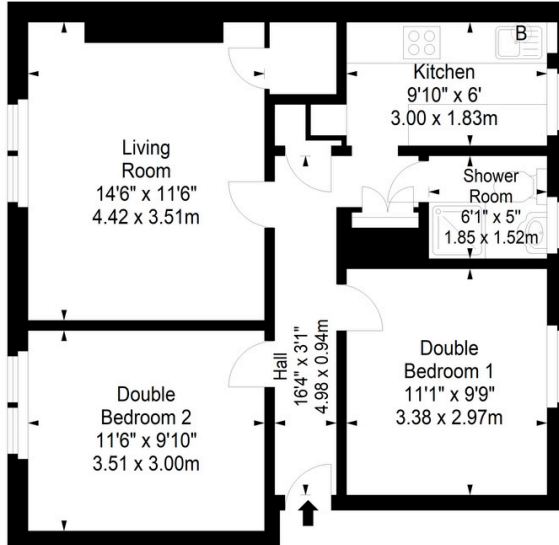
This tastefully presented ground floor flat with private front garden lies in Prestonfield in south Edinburgh, close to Cameron Toll Shopping Centre and convenient public transport links to the city centre. The well-proportioned accommodation comprises; generous living room with stylish feature wall, modern, separate kitchen, two comfortable double bedrooms and shower room. A neatly maintained, private garden lies to the front and there is a communal drying green to the rear. The area benefits from free on-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



**Clearburn Crescent,
Edinburgh, EH16 5ER**



Approx. Gross Internal Area
602 Sq Ft - 55.93 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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