



7D Cameron House Avenue
Prestonfield, EH16 5LF

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Communal Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



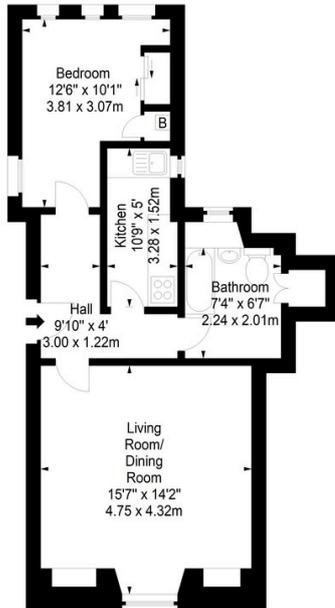
This generously proportioned ground floor flat forms part of a beautiful B-listed building (circa 1770) and is conveniently located in Prestonfield, slightly south of Edinburgh city centre. The property is close to an excellent range of shopping facilities at the Cameron Toll Centre, which offers high street retailers, supermarkets and a gym. The property is perfectly located for access to public transport links to the city centre, the City Bypass and lovely outdoor space at Holyrood Park and Arthur's Seat. The accommodation comprises; welcoming hallway, spacious living room, separate kitchen, good-sized double bedroom and bathroom with shower over bath. Externally, there is a well-maintained communal garden to the front and rear and free on-street parking in the area. The property is partial double glazed and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and light shades. Other items may be available by separate negotiation. All included appliances included in the sale are sold as seen with no warranty provided.



Cameron House Avenue,
Edinburgh,
Midlothian, EH16 5LF



Approx. Gross Internal Area
507 Sq Ft - 47.10 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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