



27 Cellar Bank
Prestonfield, EH16 5GT

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen
- Double Bedroom with En-Suite Shower Room
- Balcony
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



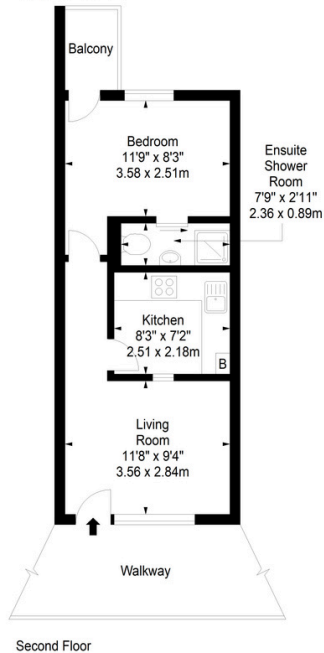
This well-presented second floor flat with fantastic views of Arthur's Seat is located in Prestonfield, a popular area just south of Edinburgh's city centre. The property benefits from close proximity to convenient public transport links and local amenities, including Cameron Toll Shopping Centre with a range of high street retailers, supermarkets and a gym. The tastefully presented accommodation comprises; bright living room, separate fitted kitchen and comfortable double bedroom with a modern en-suite shower room and balcony with a lovely leafy outlook. The development is entered via secure, electric gates opening into a residents' carpark. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven and washing machine. Other items may be available by separate negotiation. Appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Charles White LTD of approx. £40 per month.



Cellar Bank,
Edinburgh,
Midlothian, EH16 5GT



Approx. Gross Internal Area
347 Sq Ft - 32.24 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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