



Flat 2, 56 Peffermill Road
Prestonfield, EH16 5LL

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Lounge/Dining Room
- Open Plan Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Grounds
- Residents Parking
- EPC Rating – C



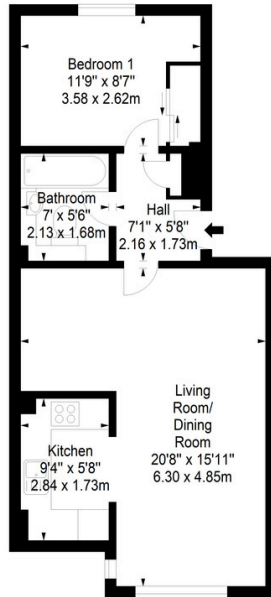
Forming part of a small established development, this lovely and well-presented ground floor flat is situated within the popular area of Prestonfield. There are excellent amenities close by at Cameron Toll with further specialised shopping available at Forte Kinnaird. A regular public transport service passes close by and travels to the City Centre with Edinburgh Royal Infirmary a short distance away. The well laid out accommodation would make an ideal first purchase and comprises; secure entry phone system, welcoming entrance hall with storage, light and airy lounge/dining room open plan to the modern fitted kitchen, delight double bedroom with built-in wardrobes and bathroom with shower. There are communal grounds with private residents parking. Further benefits include gas central heating and double glazing. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances are sold as seen with no warranty provided.



**Peffermill Road,
Peffermill,
Edinburgh, EH16 5LL**



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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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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