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Cameron House Avenue,  
Prestonfield, Edinburgh,  
EH16 5LG

FOR SALE

## Property Summary.

The subjects of sale comprise a purpose built ground floor apartment, located within a vibrant residential area, close to first class amenities.

This property has been modernised and maintained to an excellent specification throughout, and offers a ready to move into home which will appeal to any first time buyer or investor. There is an attractive Livingroom with feature granite fireplace, a fitted Kitchen/breakfastroom which includes a range cooker and all appliances. A generous double bedroom, a boxroom/study and a luxury tiled showerroom complete this delightful home's accommodation.

A gas fired central heating boiler serves panelled radiators throughout, complemented by double glazing ensuring comfort and economy. An entryphone security system serves the well tended mutual stairway.

Of particular note is the private garden this property owns, to the front side and rear where there is a useful timber garden shed.



6/1

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A charming, fully modernised ground floor flat offering a most appealing, spacious home, bounded by private gardens, within a highly sought after location.

## Features.

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-  Hall
-  Living room
-  Fabulous fitted Kitchen/breakfastroom
-  Double Bedroom
-  Tiled luxury spacious showerroom
-  Boxroom/ Study
-  Gas fired central heating
-  Double Glazed
-  Entryphone
-  Private Gardens

## Extras.

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All fitted carpets, curtains, blinds, light fittings, the range cooker, extractor hood, washing machine/tumble drier, slimline dishwasher, fridge/freezer, bathroom cabinet and timber shed. Please note all appliances will be sold as seen with no warranty as to their working condition or suitability for use.





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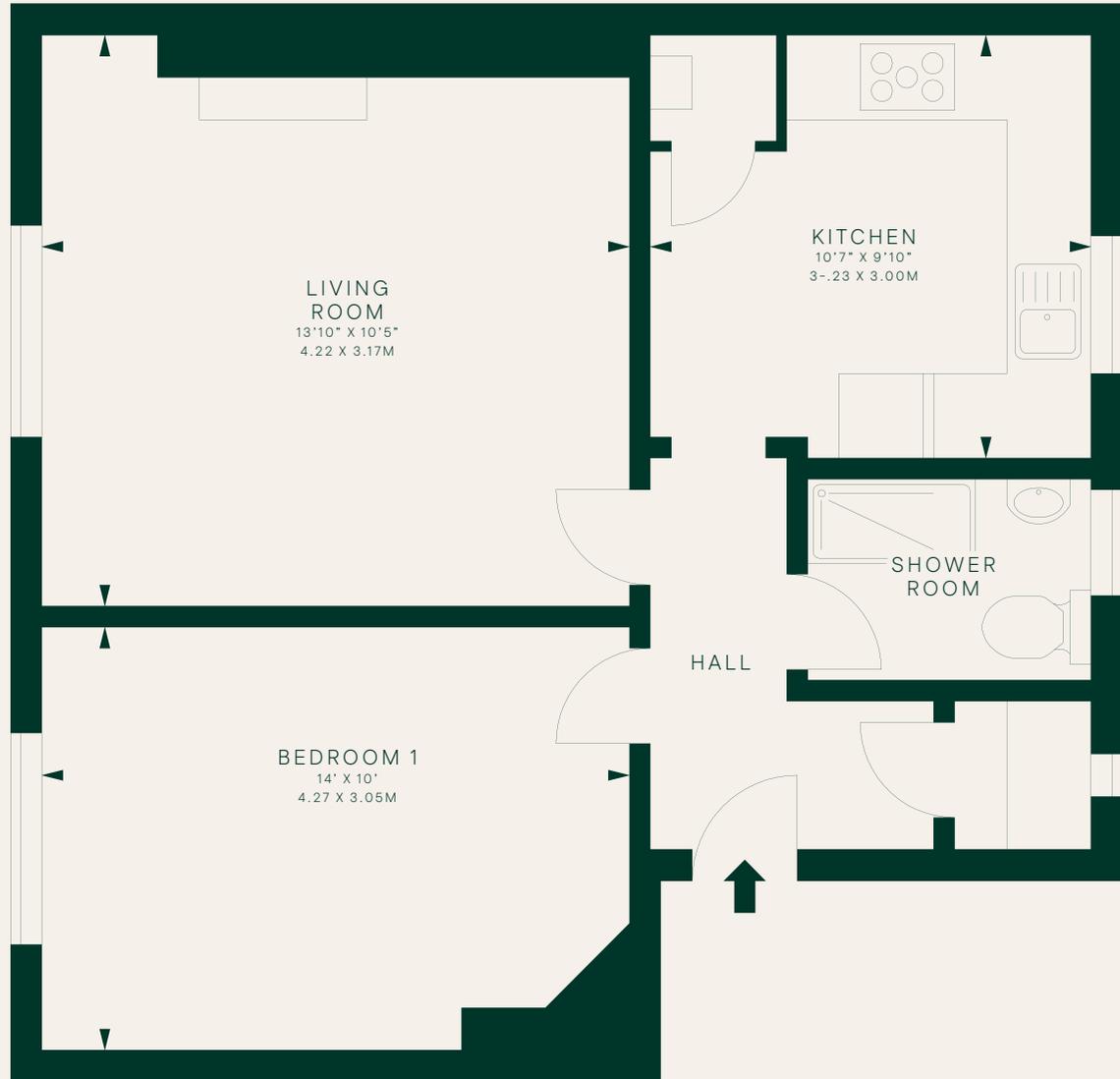
## Floor Plans.

For illustrative purposes | Not to scale

Approximate Gross internal Area 548 ft<sup>2</sup> / 50.91 m<sup>2</sup>

COUNCIL TAX BAND | B

ENTRY | Negotiable



## Location.

The subjects are located in the Prestonfield district of the City, which is a vibrant residential area close to first class amenities. Cameron Toll Shopping Centre is on hand, with The Fort retail Park further afield. The Royal Commonwealth Pool, Edinburgh University's various institutions, the expansive Queen's Park and Arthur's seat are all within close proximity.

## Contact.

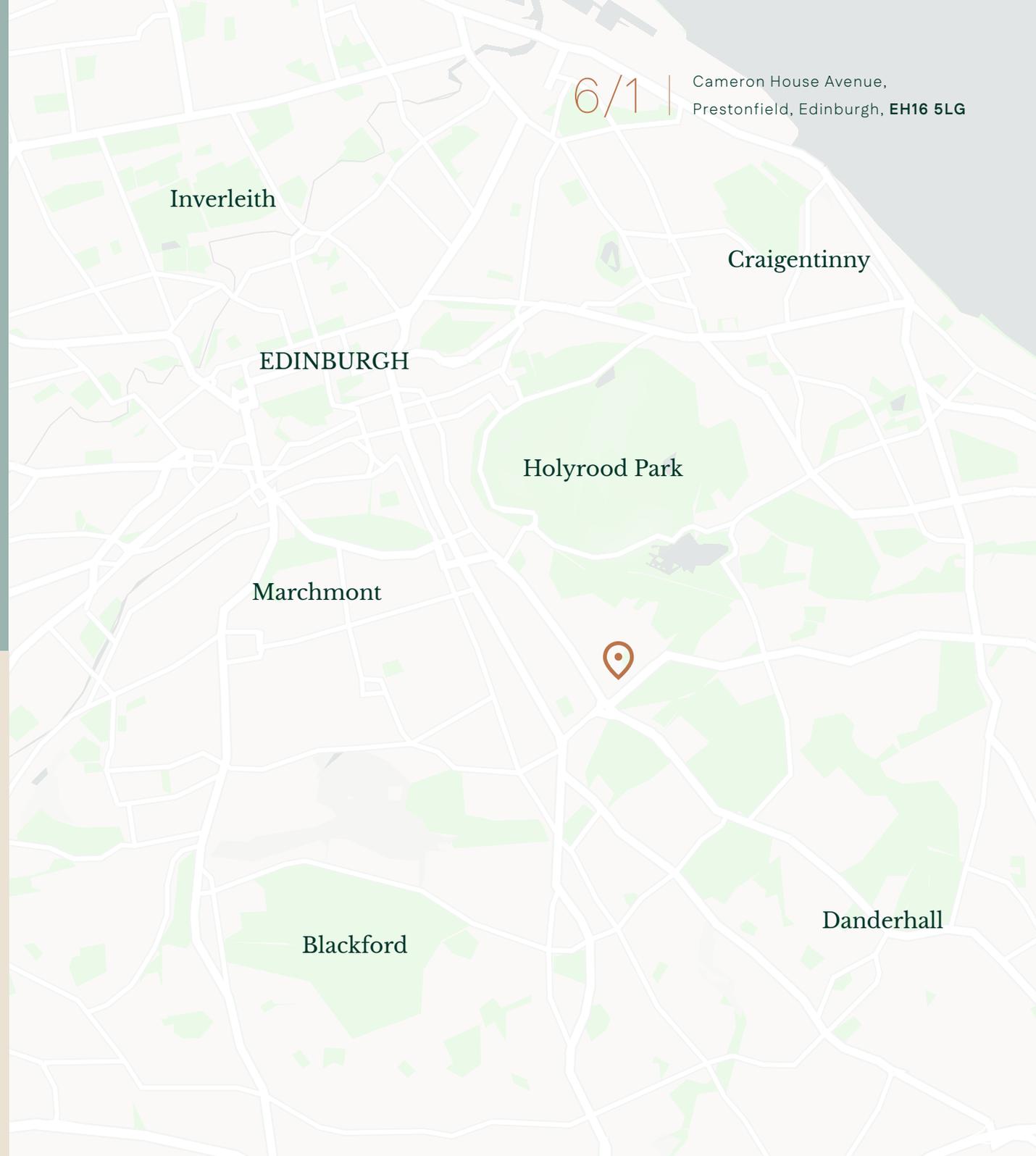
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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Disclaimer:** No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use. All plans and measurements are for information purposes and are as a guideline only. Prospective purchasers must satisfy themselves as to their accuracy.



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