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Offers Over
£160,000

29/3 Prestonfield Terrace

Prestonfield | Edinburgh | EH16 5EE

A superb opportunity has arisen to acquire this lovely two bedroom first floor flat pleasantly positioned within a quiet residential pocket of Prestonfield. Situated close to excellent amenities and transport links, the property will undoubtedly appeal to first-time buyers, couples and professionals. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the accommodation briefly comprises; welcoming entrance hallway with good storage provisions, bright and airy lounge/diner with a sizeable storage cupboard, fully-fitted kitchen with a range of integrated and freestanding white goods and paneling in splash areas whilst being styled with light green units and a dark worktop, first large double bedroom with a front-facing aspect and space for freestanding furniture, second double bedroom with gorgeous viewings of Arthur's Seat, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a generous communal garden and drying green for residents to enjoy and for the car owner, unrestricted on-street free parking is available for residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



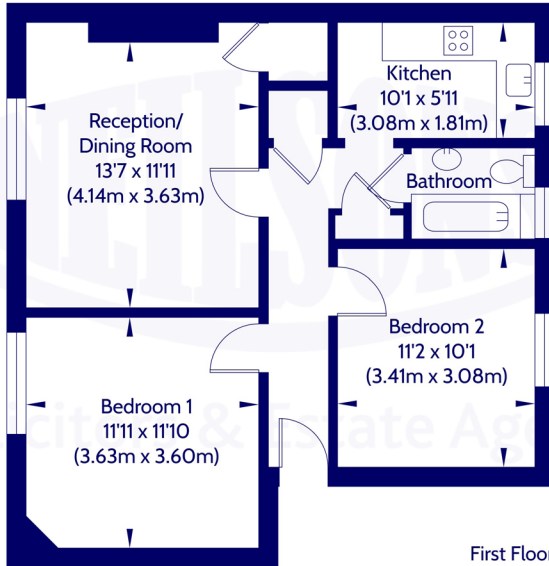


Location

Prestonfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Prestonfield is a short journey away from the main Edinburgh University campuses and the Royal Infirmary either by bus or bicycle. There are frequent bus services to the City Centre, which is a short trip away. The vibrant district of Newington is close by and has a great range of restaurants, public houses as well as the Festival Theatre, Queen's Hall and Commonwealth Pool. Holyrood Park, which offers endless possibilities for recreational pursuits is a short walk away. The city bypass, which allows access to the A1 south as well as the M8 motorway to the west, is a short drive away.



Approx. Gross Internal Floor Area 59.09 Sq M / 636 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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