










Offers Over  
**£185,000**

## 4/1 Prestonfield Crescent

Prestonfield | Edinburgh | EH16 5EN

An excellent opportunity has arisen to purchase this immaculately presented, spacious upper flat with lovely open views towards Arthur's Seat, pleasantly situated within the sought-after Prestonfield district of the city, within close proximity of the city centre, close to a host of fantastic local amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Communal garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – B



## Description

In move-in condition, the property in brief comprises; welcoming reception hallway, generously proportioned and bright twin-windowed lounge/dining, modern fitted kitchen pleasantly overlooking the rear, light and airy principal bedroom with fitted wardrobes, second well proportioned bedroom and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge, freezer, dishwasher and washing machine.

## Gardens & Parking

There is a well maintained communal garden located to the rear and ample on-street parking can be found to the front and surrounding area.

## Viewing

By appointment through Neilsons on 0131 625 2222.





## Location

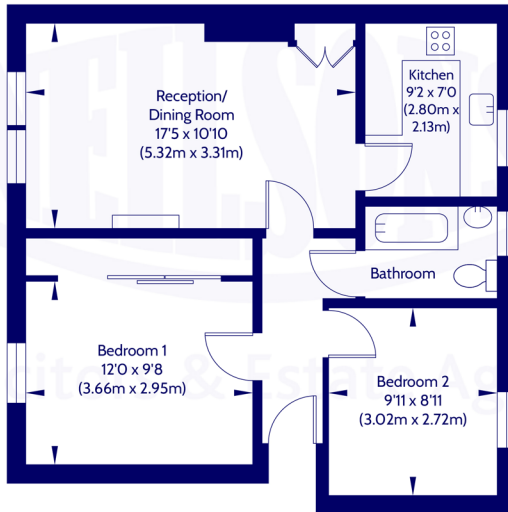
Prestonfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Prestonfield is a short journey away from the main Edinburgh University 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 54.94 Sq M / 591 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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