










Solicitors & Estate Agents



8/1 Priestfield Road

Priestfield | Edinburgh | EH16 5HH

Tremendous opportunity to acquire this beautifully presented two-bedroom ground floor Victorian villa, quietly nestled within the desirable and sought-after Priestfield district. Within close proximity to the city centre and superb amenities, the property effortlessly blends period charm with contemporary living.

-  2 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Parking
-  EPC Band - D
-  Council Tax Band - F



Description

Internally, the property has been finished to an excellent standard whilst briefly comprising; shared entry with the upstairs neighbour, welcoming entrance hallway with an amazing tiled floor, fantastic storage provisions including a large utility cupboard, gorgeous open-plan lounge/kitchen/diner with a classic bay window, stylish cornicing including a feature ceiling, modern fully-fitted kitchen with a range of integrated white goods, under-unit lighting and paneling in splash areas whilst being finished with stylish dark blue units and a contrasting white worktop, generously proportioned first double bedroom with a rear-facing outlook, ample room for different configurations, and more fantastic cornicing, large second double bedroom with a side-facing aspect, and plenty of space for freestanding furniture, and a sleek tiled bathroom suite with an over-bath shower, and heated towel rail.

Further benefits include high ceilings, gas central heating, and single glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The corner plot private garden together with a shared access path is beautifully maintained, featuring mature shrubs that offer year-round colour and privacy. A peaceful inviting space, it also enjoys picturesque views of Arthur's Seat – providing a natural backdrop and a sense of tranquility right on your doorstep. For the car owner, parking can be found on-street to accommodate both residents and visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

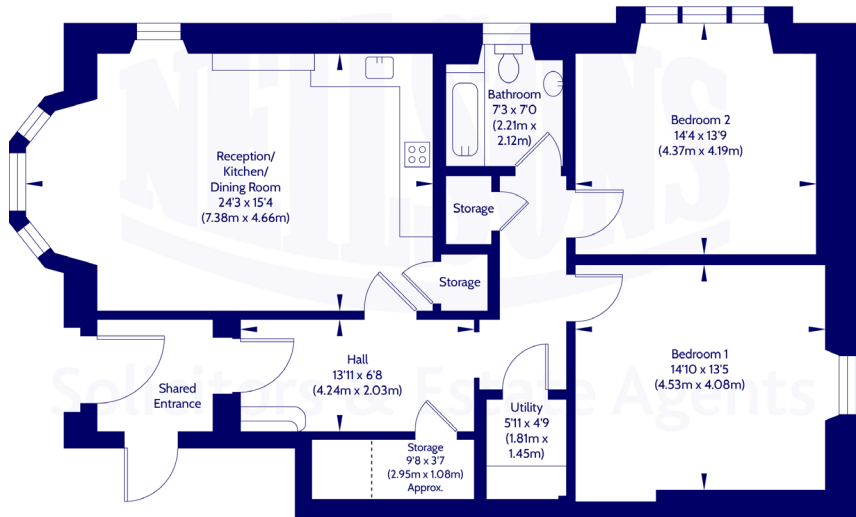
Located in the highly sought-after Priestfield area of Edinburgh, this property enjoys a quiet residential street setting while being just minutes from the city centre. The neighbourhood is well-served by a range of local amenities, including shops, and supermarkets, with the nearby Cameron Toll Shopping Centre providing a wider selection of retail and dining options. For leisure and recreation, residents can enjoy scenic walks in the nearby Holyrood Park and take in the stunning views from Arthur's Seat. The area is also home to Priestfield Tennis Club, a well-regarded local club offering excellent facilities for players of all levels and contributing to the strong community spirit of the area. Well-connected by public transport, Priestfield offers easy access to Edinburgh's universities, hospitals, and business districts, making it a desirable location for professionals, families, and downsizers alike.





Approx. Gross Internal Floor Area 104.93 Sq M / 1129 Sq Ft.

Ground 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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