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Offers Over

£175,000

41/6 Prestonfield Avenue

Prestonfield | Edinburgh | EH16 5EQ

Pleasantly positioned within the quiet and ever-popular Prestonfield area, this impressive two-bedroom top-floor flat offers an appealing blend of comfort, style, and convenience. Perfectly suited to first-time buyers, couples, and buy-to-let investors, the home enjoys close proximity to excellent local amenities and superb transport links, while also benefiting from a peaceful residential setting.

-  2 beds
-  1 public
-  1 bathroom
-  Shared Garden
-  On-street Parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming hallway introduces the bright and well-presented interior, complete with a useful cloak cupboard and an additional sizeable storage cupboard. The spacious lounge diner enjoys a front-facing position with twin windows that flood the room with natural light, and a practical built-in storage cupboard adds to its everyday functionality. The modern kitchen is fitted with a range of integrated and freestanding white goods, complemented by sleek partial tiling in splash areas, mood-setting under-unit lighting, and an overhead cupboard for extra storage. From here, the rear aspect offers the same delightful outlook as the second bedroom. The principal bedroom is a generous double with a front aspect and ample room for freestanding furniture, while the second bedroom is also a well-proportioned double, enjoying serene rear views towards Arthur's Seat. The bathroom is fully paneled for easy maintenance and features a rainfall shower over the bath, a heated towel rail, and a stylish, contemporary finish.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; integrated electric 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

Externally, the property benefits from a well-kept shared rear garden, offering a pleasant outdoor retreat, while on-street parking is freely available for residents and visitors alike. Additional advantages include secure door entry, gas central heating, and double glazing throughout, ensuring year-round comfort.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

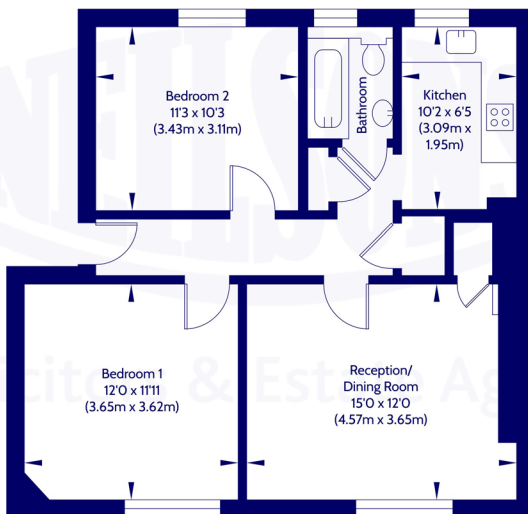
Prestonfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Prestonfield is a short journey away from the main Edinburgh University 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 61.39 Sq M / 661 Sq Ft.

Second 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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