



33 Priestfield Crescent  
Edinburgh, EH16 5JH

Hall  
Living/dining room  
Fitted kitchen  
Conservatory  
1 double bedroom  
Floored & lined attic which can be used as an additional double bedroom  
1 Single bedroom  
Shower room  
Gas central heating & double glazing throughout  
Private front & rear gardens  
Double garage and private driveway  
EPC: E  
Council tax band: E

A light and well-proportioned two/three bedroom semi-detached bungalow, tucked away in a highly sought after area close to Holyrood Park, superb local amenities and good transport links. The family home boasts a large rear garden, double garage and multi-car driveway, and offers spacious and flexible living space to suit a variety of purchasers. The property has been tastefully modernised and improved, and is now ready for the new owner to put their own stamp on it.

The property comprises; welcoming hallway, sizeable living/dining room with gas fire and French doors into large south-east facing conservatory which is naturally bright and warm, stylish fitted kitchen with contemporary base and wall-mounted units and various appliances, spacious bay-windowed double bedroom, and airy single bedroom which could also make a great home office, modern shower room with dual shower, WC and wash basin. Finishing the accommodation is a staircase leading up to the floored and lined attic, which could be used as a larger double bedroom, naturally lit by a Velux window, with built-in wardrobes and further storage/eaves spaces.

Attractive, soft carpets have been newly fitted throughout, and gas central heating combined with double glazing ensures a comfortable living environment all year round.

Externally, the property benefits from beautiful landscaped gardens to the front and rear, with a brilliant decking area to quietly enjoy the sun. There is a garden shed and double garage for additional storage, and ample-car driveway offering off-street parking. Ample on-street parking is also available.

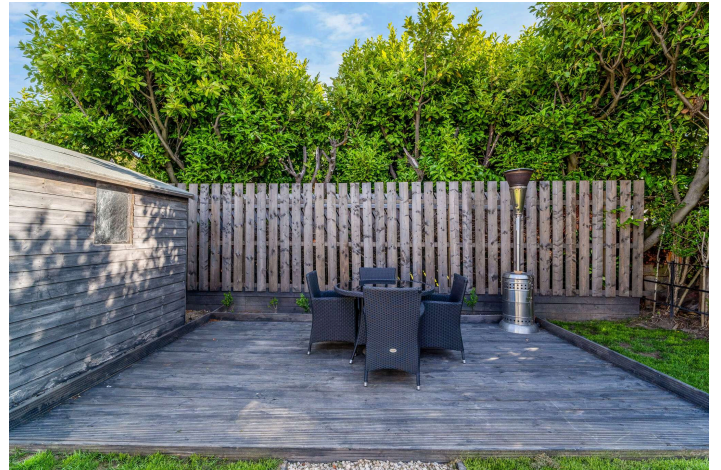
The Priestfield area of Edinburgh lies to the south of the city centre. The property is well placed to take advantage of an excellent range of shopping facilities available at the Cameron Toll Centre, which offers a relaxed form of shopping under one roof on a seven day a week basis, and also varied shops on nearby Dalkeith Road. Further facilities can be found at adjoining Newington, where a superb choice of leisure facilities is on offer; these include a number of bars, bistros and restaurants, in addition to the Festival Theatre and the refurbished Royal Commonwealth Pool. Fort Kinnaird shopping and leisure park is also within easy reach. Scenic walks can be taken only a short distance away in the green expanse of Holyrood Park. The property is well positioned for those connected to the central universities, the Royal Infirmary and the Scottish Parliament, and schooling is well represented from nursery to senior level. Nearby bus routes operate to other parts of the city and surrounding areas and the city bypass and main motorway networks are also easily accessible.

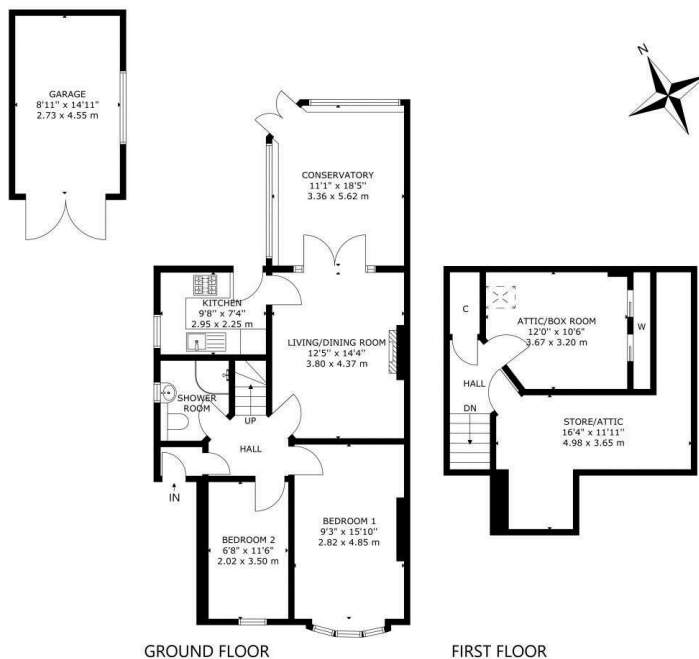












33 PRIESTFIELD CRESCENT, EH16 5JH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,085 SQ FT / 101 SQ M  
 GARAGE 131 SQ FT / 12 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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