

21 Cellar Bank

EDINBURGH, EH16 5GT



*STUNNING PENTHOUSE-STYLE
APARTMENT AT 21 CELLAR BANK*



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McEwan Fraser Legal is delighted to present this exceptional two-bedroom apartment, located in the desirable and well-connected area of Cellar Bank. This beautifully presented home offers a unique blend of modern design and comfortable living, making it ideal for professionals, couples, or anyone looking for a stylish and spacious property.

THE PROPERTY

Inside, the apartment has been finished to a high standard throughout. The flooring is neatly laid and modern, complementing the fresh décor and stylish spotlights that run through the property. The space benefits from newly fitted windows and contemporary radiators, giving it a bright and polished feel from the moment you step inside.

The heart of the home is a large, open-plan kitchen and dining area that boasts an abundance of storage, an integrated gas cooker and oven, and overhead windows that flood the space with natural light.







THE PROPERTY

The adjoining living room is generously sized, perfect for relaxing or entertaining. A striking spiral staircase leads to a fantastic sunroom, which features large opening doors that extend out to a spacious balcony with decking—ideal for enjoying the beautiful surrounding views of the hills.







THE PROPERTY

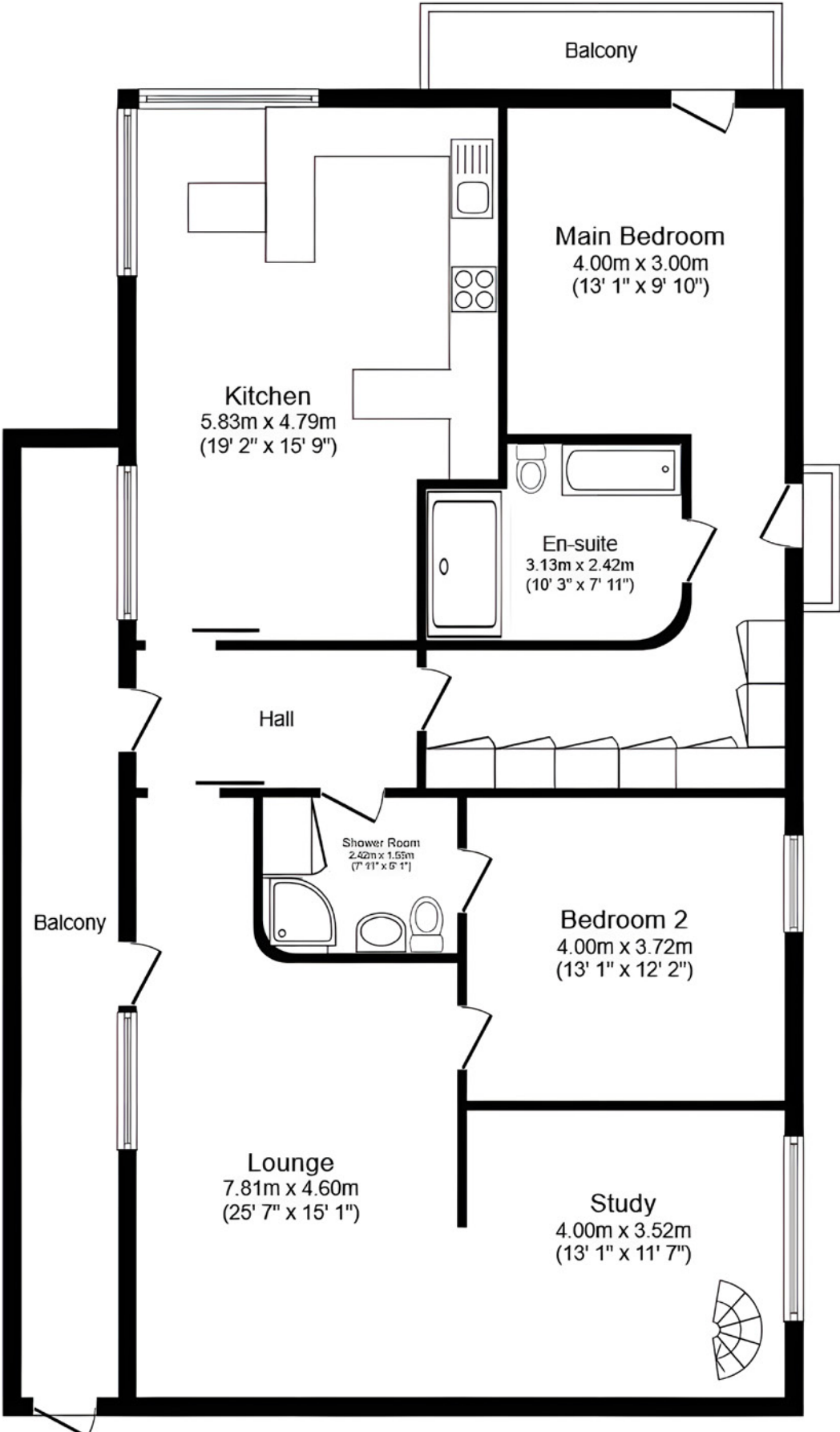
Both bedrooms are well-proportioned and benefit from the natural light that flows throughout the property. The master bedroom has an en-suite bathroom, offering a large, well-designed space complete with both a bath and a separate shower for added convenience. The second bedroom benefits from a Jack and Jill en-suite, which can also be accessed from the hall.



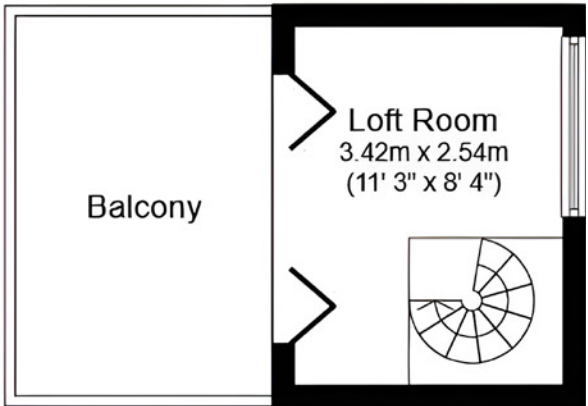








Gross internal floor area (m²): 140m²
EPC Rating: B



THE EXTERIOR

Externally, the property enjoys the luxury of balconies surrounding the home, providing a rare sense of openness and privacy. It is located within a gated development and comes with two private parking spaces and access to a secure bike shed, adding further value and practicality.

This penthouse-style apartment is a rare find and a fantastic opportunity to own a home that combines high-end finishes with everyday comfort.





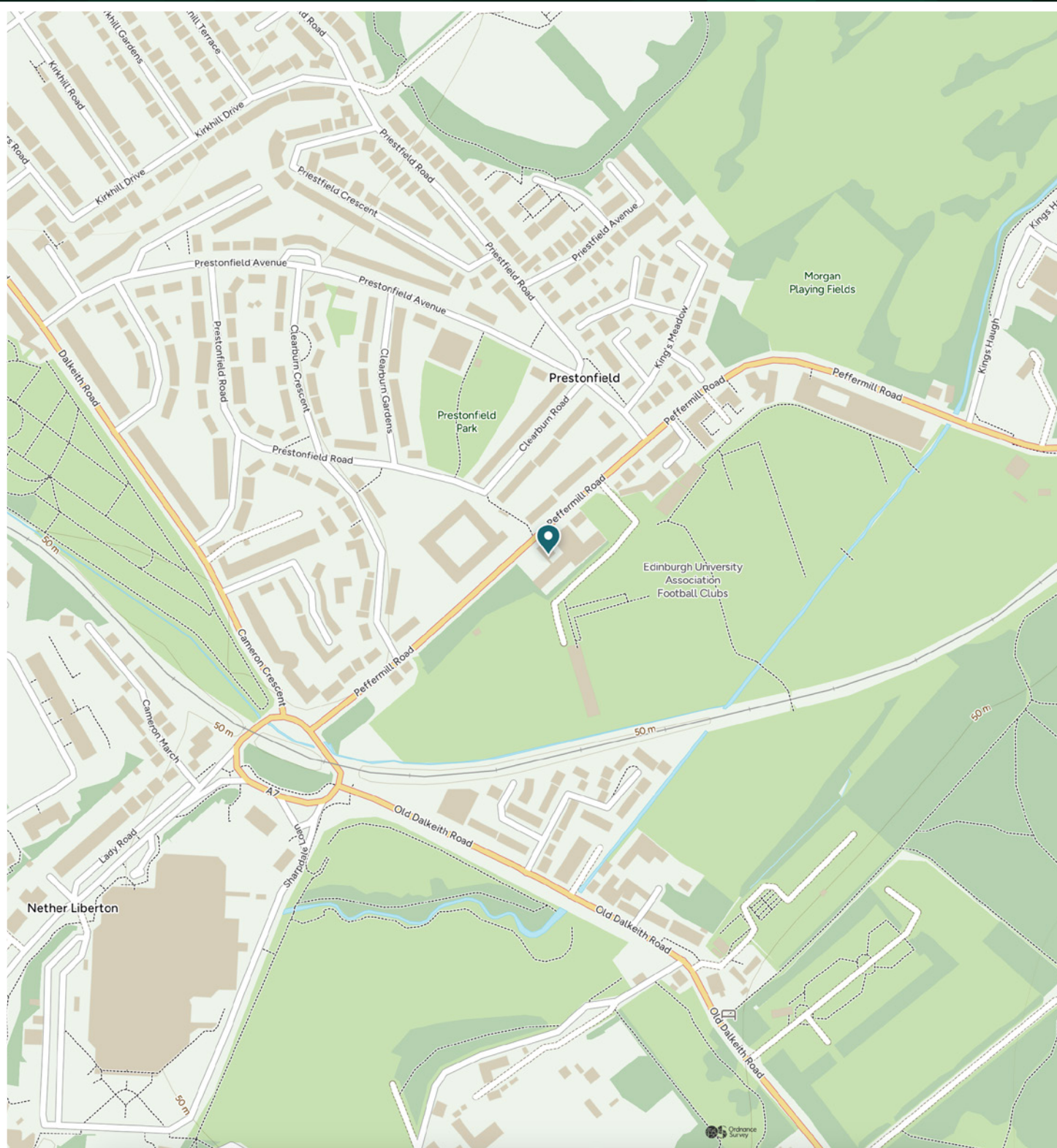


THE LOCATION

Prestonfield is a much respected residential district situated on the very edge of Prestonfield Golf Course and Queens Park. Arthur's Seat forms a dramatic background to this whole area and offers the opportunity for country-like walks within the very heart of the city.

Dalkeith Road is the main route into the city centre and nearby, on this road, there is a very useful parade of local shops providing most daily requirements. However some of the city's best suburban shopping facilities are situated just beyond that at Salisbury/ Newington where there is an excellent choice of banking, building society and post office services. Even closer lies the Cameron Toll Shopping Centre. In fact, this is within a relatively short walk and operates on a seven day a week basis over extended hours. It provides exceptionally good facilities within a fully enclosed shopping precinct and also provides banking and building society services.

Although Edinburgh's entertainment facilities tend to be highly concentrated over at Lothian Road, nearby Newington is not without its own facilities including the Festival Theatre and Queens Hall, along with a good choice of restaurants and bars. For those who enjoy more strenuous pastimes, the Royal Commonwealth Pool lies nearby at the entrance to Holyrood Park. On the far side of the park is Meadowbank Sports Centre and there are several golf courses within easy reach.



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Part
Exchange
Available



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