



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/2 Clearburn Road

Prestonfield, Edinburgh EH16 5EZ

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This beautifully presented, spacious one-bedroom flat is set in a traditional apartment block on a quiet residential street in Prestonfield area, just south of Edinburgh city centre. Offering bright and well-proportioned accommodation, the property is ideal for first-time buyers, professionals, or as an investment opportunity.

The flat comprises a welcoming entrance hallway with a secure entry phone system and a storage cupboard leading into the bright and spacious lounge. The modern and well-proportioned kitchen includes contemporary wall and base cabinets, a gas hob, fridge, freezer and washing machine. The generous double bedroom offers ample space for storage, while the bathroom is fitted with a stylish three-piece suite, including an electric shower over the bath.

Property Summary

- Close to Arthurs Seat, Duddingston Loch & Prestonfield golf course
- Ground floor flat
- Spacious lounge
- Fitted kitchen
- Generous double bedroom
- Three-piece bathroom
- Gas central heating & double glazing
- Shared garden/drying green and private garden space
- Un-restricted on-street parking
- EPC Rating - C | Council Tax Band - B





One bedroom flat, in enviable location, in Edinburgh's historic Old Town



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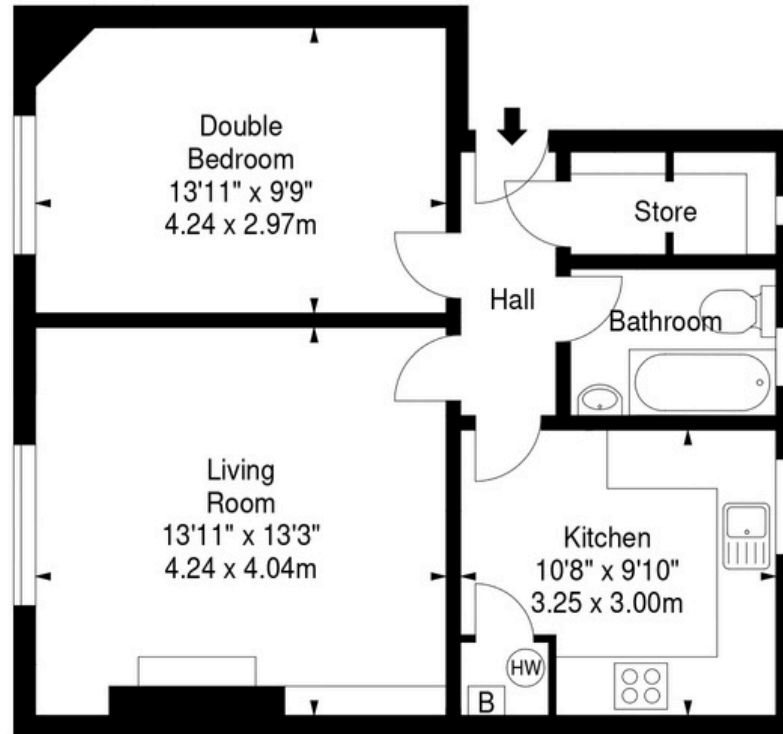
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Zoopla.co.uk **rightmove** **OnTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Approx. Gross Internal Area
544 Sq Ft - 50.54 Sq M
For identification only. Not to scale.
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Ground Floor



Location

Prestonfield is a highly desirable location, offering a peaceful environment while being well-connected to the city centre. Local shops, cafes, and restaurants on Dalkeith Road are within walking distance, while Edinburgh's Royal Infirmary and Cameron Toll shopping Centre are nearby. Excellent public transport links provide quick access to the city centre, and the City Bypass is within easy reach for commuters. The area is also well-known for its proximity to Holyrood Park and Arthur's Seat, offering beautiful green spaces for outdoor activities.