



RALPH SAYER
SOLICITORS & ESTATE AGENTS

22 Cellar Bank, Peffermill Road

Prestonfield, Edinburgh EH16 5GT

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Enjoying superbly convenient transport links into the city centre and further afield, this modern one-bedroom main door apartment forms part of an executive development south of the city; appealing to professionals, first-time buyers or as a rental investment. Based on the top (second) floor, it boasts a fabulous view of Arthurs Seat and is close to Edinburgh Royal Infirmary and Cameron Toll shopping centre.

Entering the development through secure electric gate system, an industrial steel staircase takes you up to a communal balcony, to the apartment's private front door, you step directly into the property's sunny living room. Next door is the kitchen, fitted with a range of contemporary cabinets, and replete with a full range of integrated appliances. To the rear is a double bedroom and an en-suite shower room. It enjoys a tranquil leafy aspect with a private balcony, with ample space for freestanding furniture.

Property Summary

- Close to Arthurs Seat, Duddingston Loch & Prestonfield golf course
- Second floor main door apartment
- Living room
- Fitted kitchen
- Double bedroom
- En-suite shower room
- Gas central heating & double glazing
- Communal front access balcony & private balcony to rear
- Secure entry to residents parking
- EPC Rating - C | Council Tax Band - B

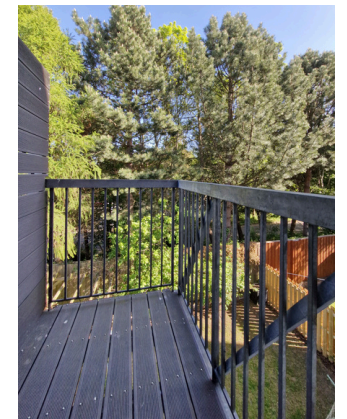
Factors: Charles White Ltd. General maintenance of communal areas and factor fees - approx. £20/ month.
Building Block Insurance - approx. £59/month



Home Report Value - £ 135,000



Stylish one bedroom apartment with fabulous views



Let us help you find your next
dream property!



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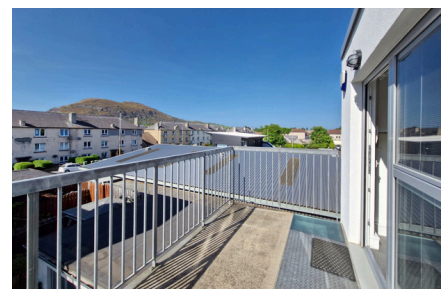


CHARTERED FIRM

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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.



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.