



6B Kirkhill Drive
PRIESTFIELD | EDINBURGH | EH16 5DW


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6B Kirkhill Drive, Priestfield

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Unique two bedroom main door flat quietly tucked away at garden level within a row of terraced villas, set in a pleasant residential street close to excellent amenities, the central universities and great transport links.

This unusual property offers good sized floor space and a sunny private patio garden. Although modernisation is now required, the property has excellent potential to form a comfortable home for anyone keen to put their own stamp on it. The accommodation includes a public room overlooking the garden, with space for both seating and dining, an internal kitchen with room for a table, two bedrooms facing the garden, a handy box bedroom or home office, bathroom with electric shower and separate WC.

- Entrance vestibule
- Living/dining room
- Inner hallway with storage
- Dining kitchen
- Two bedrooms
- Box bedroom with fitted wardrobe
- Bathroom
- WC
- Gas central heating
- Double glazing
- Private patio garden

All integrated appliances and light fixtures are included in the sale

EPC Rating D

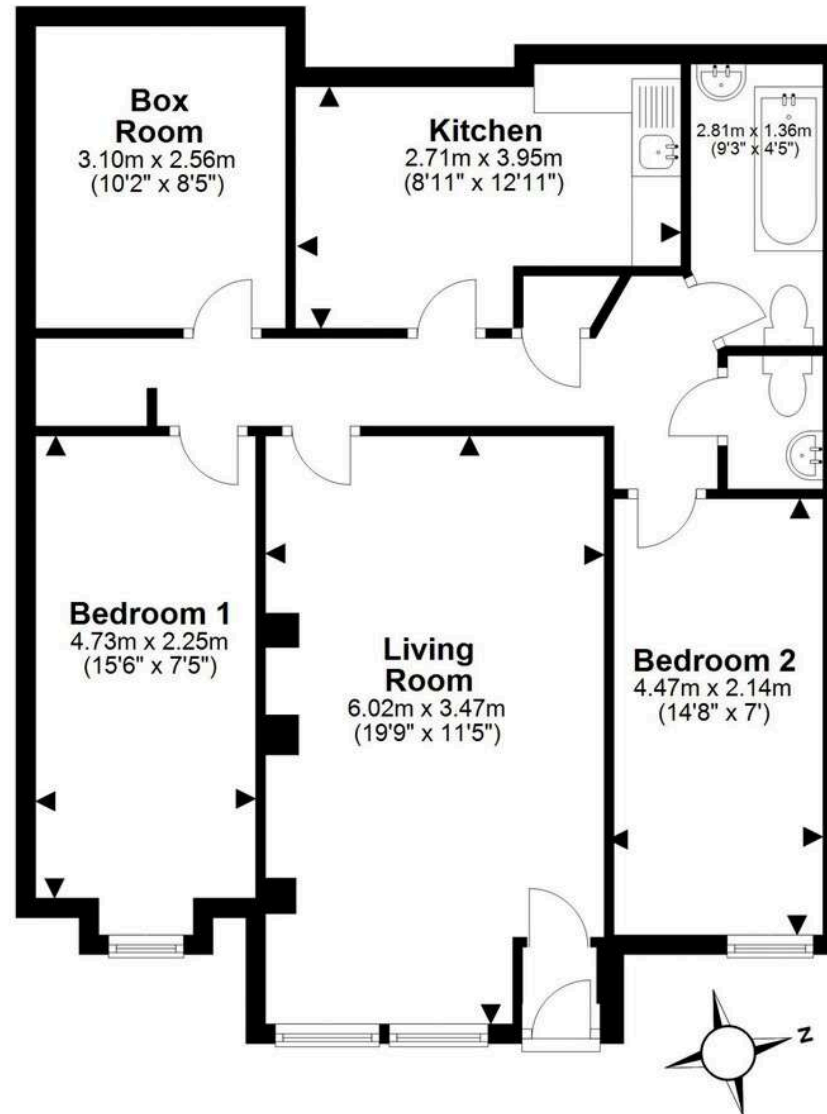
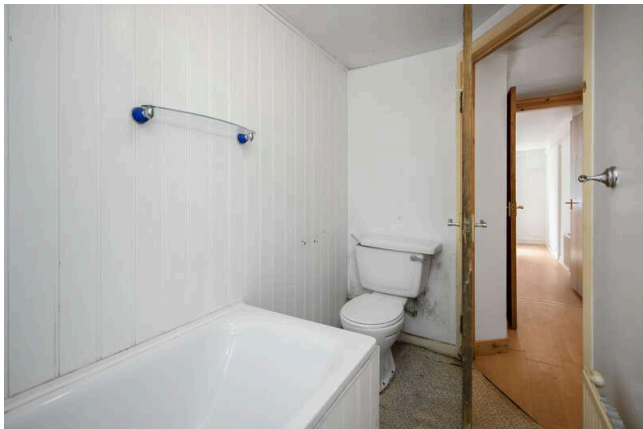


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Priestfield area of Edinburgh, which 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 Royal Commonwealth Pool. Fort Kinnaird shopping and leisure park is also within each 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. 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.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.