



1 King's Meadow
PRESTONFIELD | EDINBURGH | EH16 5JP


warners
solicitors & estate agents



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Warners is delighted to offer this charming and thoughtfully designed three-bedroom, semi-detached home that offers both style and functionality. As you step into the property, you are greeted by an inviting entrance vestibule complete with a convenient W/C, perfect for guests and everyday use.

The spacious lounge exudes modern elegance and seamlessly transitions to a semi-open plan dining area, ideal for both relaxed family meals and entertaining. The heart of the home is the high-amenity kitchen, featuring sleek white gloss units, integrated appliances including a fridge/freezer, oven and grill, and a gas hob that will delight any home chef.

Adjoining the kitchen, the conservatory provides a serene spot to enjoy views of the beautifully landscaped rear garden, offering year-round enjoyment and natural light.

Upstairs, you'll find three generously sized double bedrooms, each thoughtfully designed with built-in storage to maximize space and convenience. Bedrooms 1 and 2 boast mirrored wardrobes, adding a touch of sophistication and enhancing the sense of space. The modern, tiled shower room is equipped with a contemporary three-piece suite.

Completing this impressive property is a double garage and a spacious driveway, providing ample parking and additional storage solutions.

- Three-bedroom semi-detached home.
- Spacious lounge and dining area.
- Modern kitchen with integrated appliances.
- Conservatory with garden views.
- Double bedrooms with built-in storage.
- Double garage and large driveway.

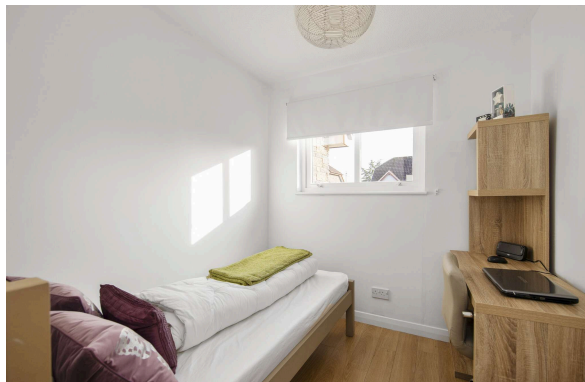
EPC C, Council tax E. There is no factor associated with this property.

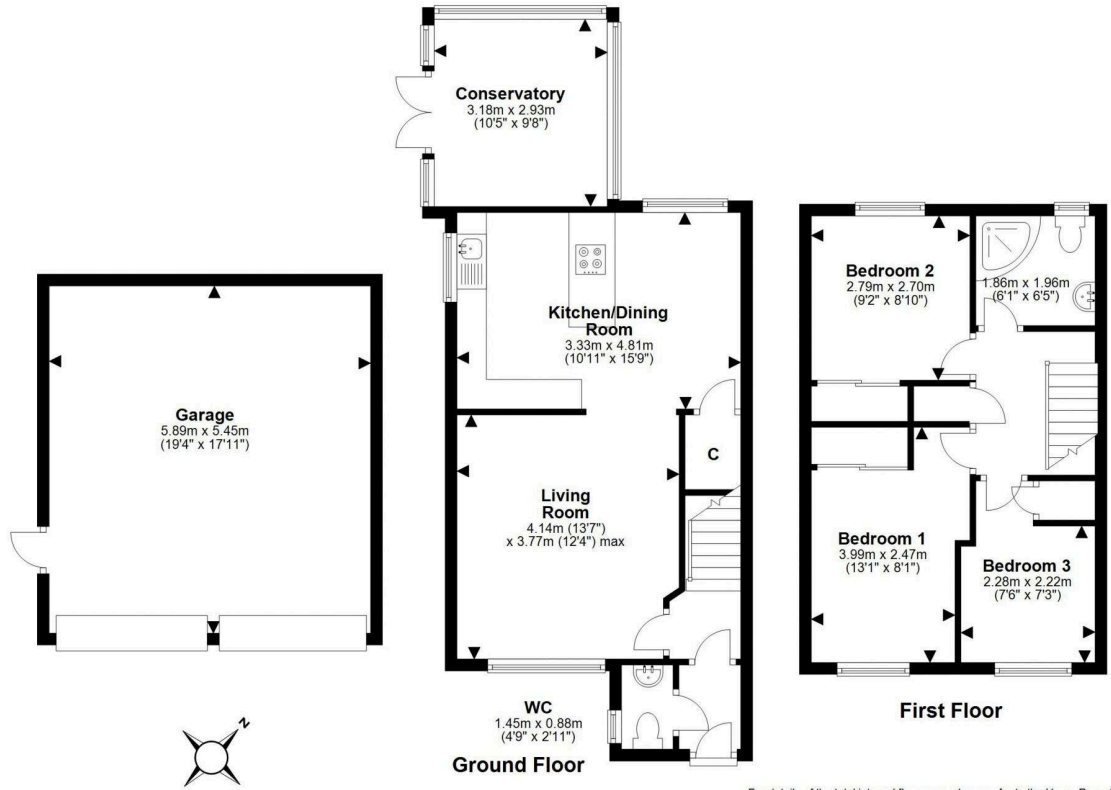
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Prestonfield 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 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. The property is also well positioned for the central universities, the Royal Infirmary and the Scottish Parliament. The property is located close to a main bus route, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible. Schooling is well represented from nursery to senior level.

Included in this sale are the blinds and integrated appliances such as the washing machine, fridge/freezer, gas hob and electric double oven. Other furniture may be available by separate negotiation.





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.