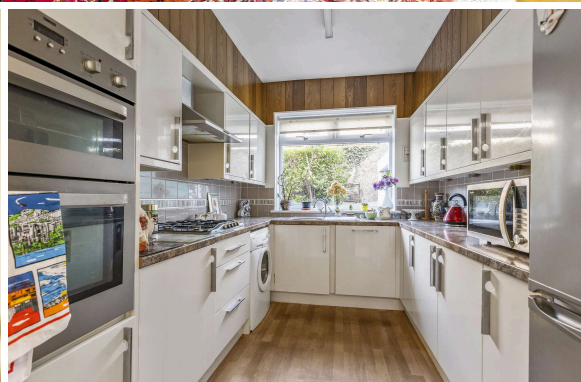




59 Priestfield Road  
PRESTONFIELD | EDINBURGH | EH16 5HX

**warner's**  
solicitors & estate agents





## 59 Priestfield Road

PRESTONFIELD | EDINBURGH | EH16 5HX

Nestled on a quiet street in the heart of Prestonfield, moments from excellent amenities, quick transport links and the vast open green spaces of Arthur's Seat is this spacious detached bungalow. Boasting picturesque views across Arthur's Seat, large private gardens, a long driveway and garage this property (now in need of modernisation) has the potential to be a stunning family home in a tranquil, yet well-connected location.

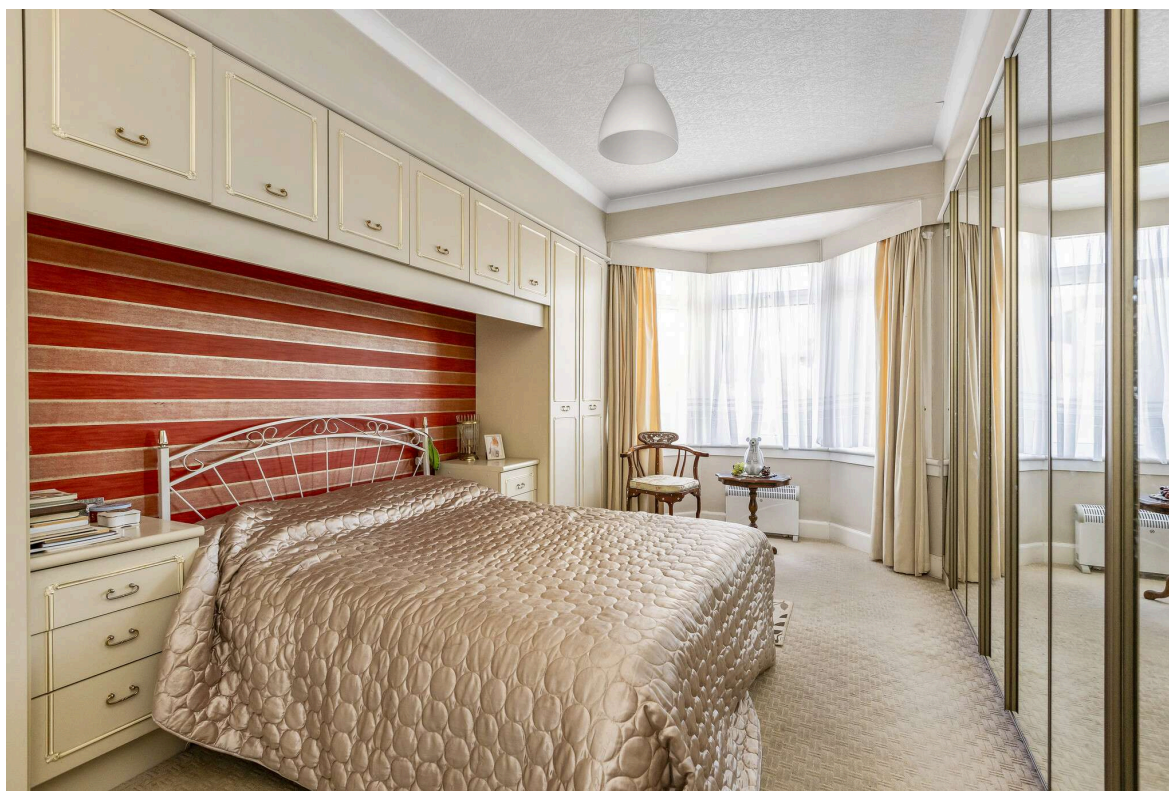
The accommodation comprises a welcoming entrance hallway, bright garden facing lounge with stunning views and feature fireplace, a contemporary kitchen with attractive units, a sunlit conservatory, a formal dining room, two well-proportioned double bedrooms (one with bay window) and the lower level is finished by a bathroom with three piece suite. Following up a carpeted staircase the upper level enjoys a further double bedroom with Velux windows and abundant storage.

Externally the secluded rear garden is laid to lawn with mature trees and shrubs and offers unrivalled views towards Arthur's Seat.

- Detached bungalow in prime Prestonfield location
- Private gardens overlooking Arthur's Seat
- Long driveway and garage
- Three reception rooms, three bedrooms and a bathroom

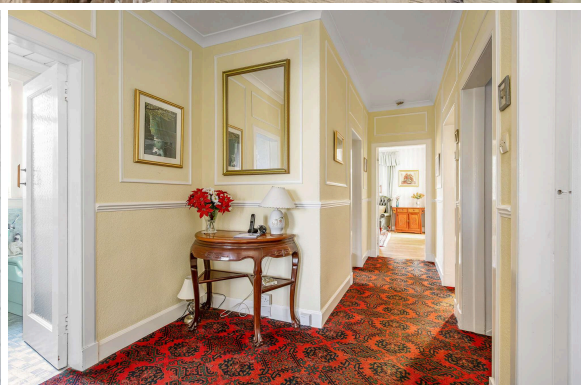
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



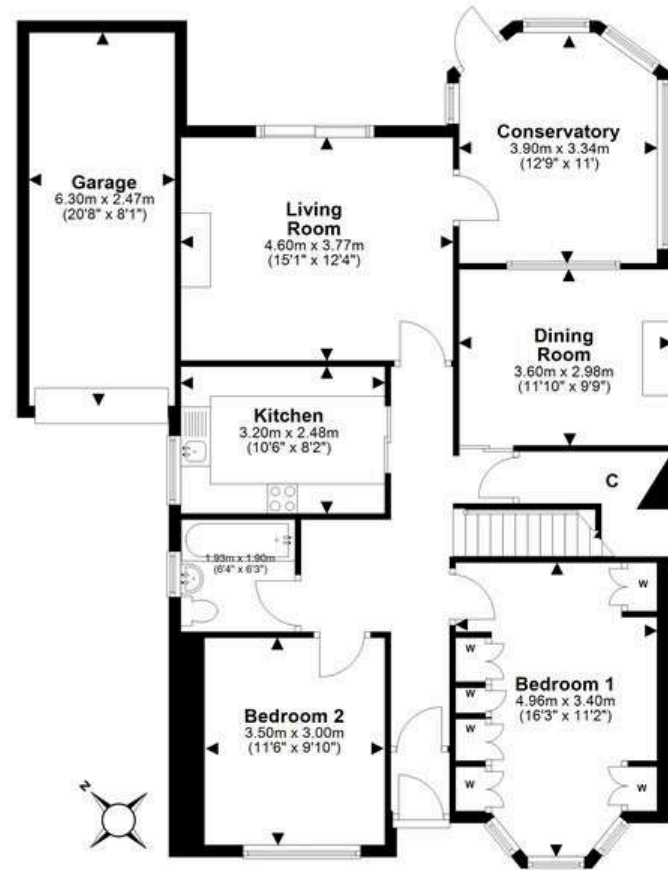


The property is located in the highly sought-after Prestonfield area of Edinburgh which lies to the south of the city centre. The property is well placed to take advantage of an excellent range of shopping facilities available at the Cameron Toll Centre with Fort Kinnaird conveniently close. Further 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. The property is also well positioned for the central universities, the Royal Infirmary and the Scottish Parliament. The property is located close to several bus routes, which operate 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

EPC C, Council tax F. There are no factors associated with this property. Extras included in this sale are all fixtures and fittings, built in appliances in the kitchen, curtain rails, and attached wardrobes in the master bedroom. Other pieces of furniture may be available with separate negotiation.

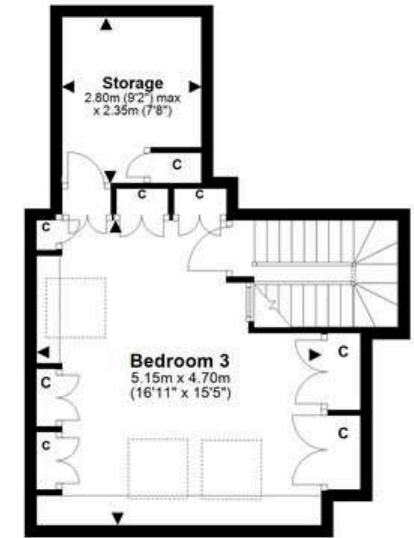






Ground Floor

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.



First Floor