



41 Cameron Toll Gardens,
PRESTONFIELD | EDINBURGH | EH16 4TF



41 Cameron Toll Gardens, PRESTONFIELD | EDINBURGH | EH16 4TF

Nestled on a quiet cul-de-sac in the heart of Prestonfield is this immaculately presented and significantly extended terraced house. Boasting a separate garage, front and rear gardens, double glazing and gas central heating this property would make an ideal buy moments from the Royal Infirmary, excellent amenities at Cameron Toll and the vast open green spaces of Arthur's Seat.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and generous dining space, a luxury kitchen with attractive units and patio doors to the rear garden and following up a carpeted staircase the upper level enjoys two well-proportioned bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is ideal for low maintenance and would make a perfect al-fresco dining space.

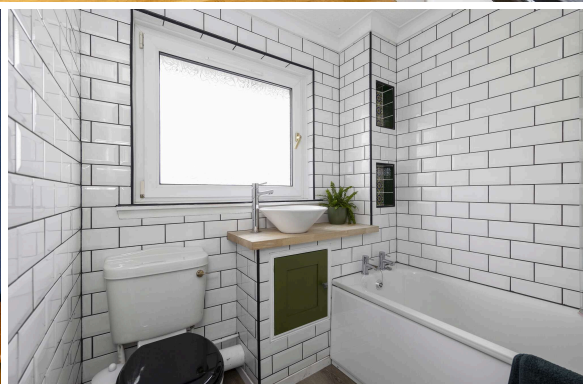
- Modern terraced house in quiet cul-de-sac
- Close to hospital and Cameron Toll centre
- Private garage and gardens
- Welcoming hallway
- Bright lounge
- Luxury kitchen
- Two well-proportioned bedrooms
- Stylish Bathroom

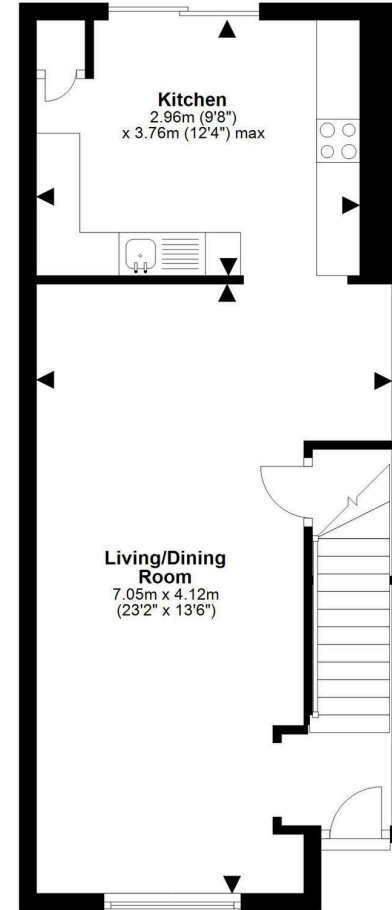
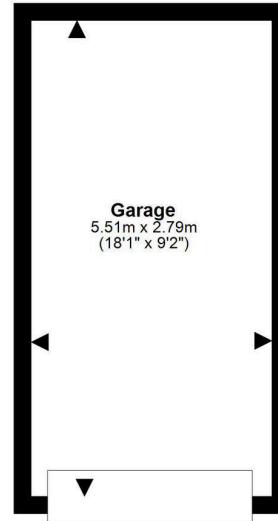
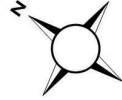
Blinds in living room, light fittings, oven, hob, washing machine, fridge freezer and dishwasher included in sale. EPC Rating C. No factoring charges associated with this property.

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

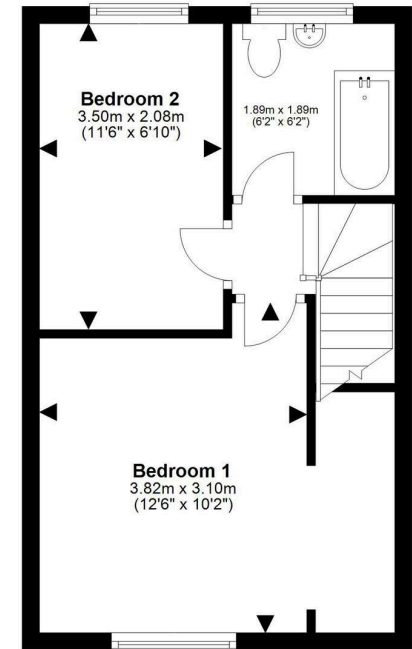


The property is located in the highly sought-after Prestonfield area of Edinburgh which lies to the south of the city centre. The property is well placed to take advantage of an excellent range of shopping facilities available at the Cameron Toll Centre with Fort Kinnaird conveniently close. Further 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





Ground Floor



First 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.