



6A Prestonfield Terrace  
PRESTONFIELD | EDINBURGH | EH16 5EE

  
**warners**  
solicitors & estate agents





## 6A Prestonfield Terrace

PRESTONFIELD | EDINBURGH | EH16 5EE

Unique, rarely available 3 bed terraced villa boasting well presented and flexible living space and fully enclosed private gardens front and rear, superbly situated in a quiet cul-de-sac with a great choice of amenities and transport links close at hand.

Viewing is highly recommended to appreciate this charming home, which would be ideal for a couple or young family looking for an affordable house with private garden space in a sought after area close to Holyrood Park. The rear facing public room has more than ample space for both relaxation and entertaining, with a south-facing aspect ensuring maximum natural light. The kitchen lies off this room and provides a good range of fitted units. To the front of the property at ground floor level is a multi purpose room, ideal as a third bedroom or family room, with a handy boxroom lying off fitted out with desk and shelving ready for use as a home office. On the upper floor you'll find two bedrooms and an exceptionally large bathroom. Excellent storage facilities include cupboard space off the hall, a deep cupboard in the living room, a kitchen larder, and a walk-in wardrobe with light off the principal bedroom, plus attic and eaves space.

Fully enclosed low maintenance pebbled gardens lie to front and rear of the property, with the rear area having a sunny aspect and leafy outlook.

- Entrance vestibule and hallway
- Bright living/dining room
- Kitchen fitted with a range of units
- Sitting room/Bedroom 3 at ground floor level
- Useful boxroom/study with built-in desk and shelving
- Upper landing
- Bedrooms 1 and 2
- Large bathroom/electric shower
- Excellent storage facilities
- Gas central heating
- Double glazing
- Sunny fully enclosed rear garden
- Enclosed private garden to front
- Unrestricted on-street parking

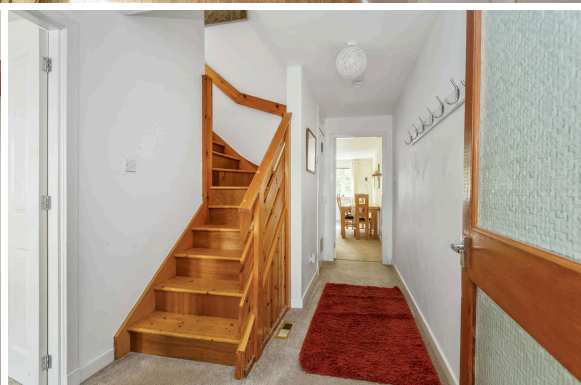
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



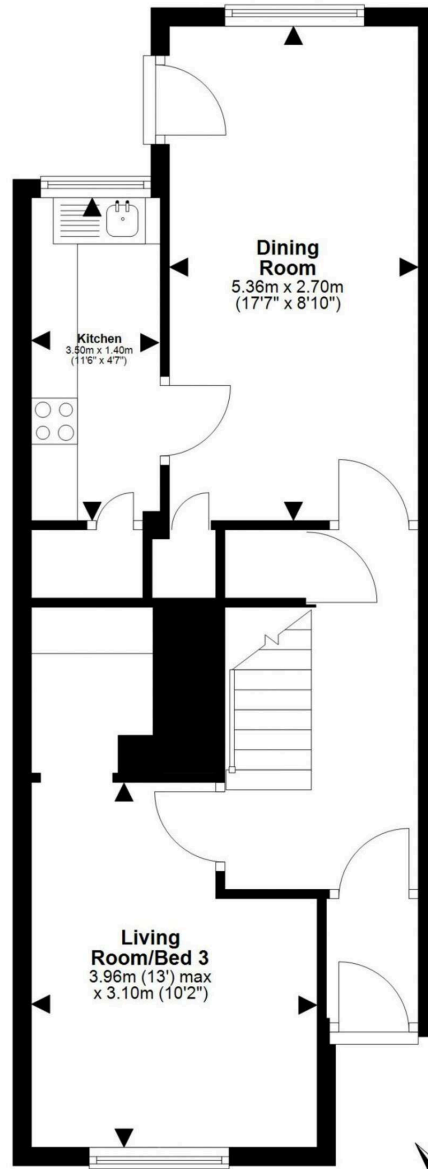
Extras included in the sale are all light fittings, curtains, blinds, hob, oven, fridge, washing machine and microwave.

EPC rating D. Council Tax Band B.

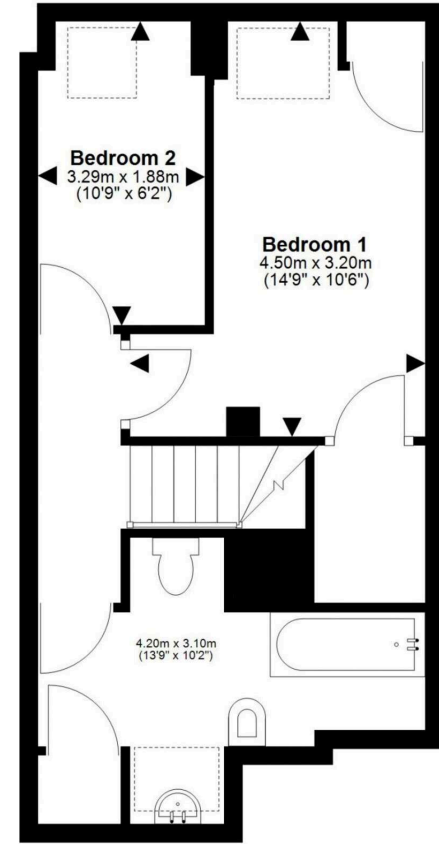
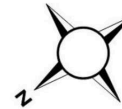
The subjects are located in the Prestonfield area of Edinburgh, which lies to the south of the city centre. The property is well placed to take advantage of an excellent range of shopping facilities available at the Cameron Toll Centre, which offers a relaxed form of shopping under one roof on a seven 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 Royal Commonwealth Pool. The property is also well positioned for the central universities, the Royal Infirmary and the Scottish Parliament. Schooling is well represented in the area. 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.







**Ground Floor**



**First Floor**

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