



17 Clearburn Gardens
PRESTONFIELD | EDINBURGH | EH16 5ET


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Light and spacious main door lower flat with a west-facing private front garden, quietly situated in a sought after residential area whilst being conveniently placed for easy access to great local amenities and transport links.

This is a well proportioned property benefiting from double glazed windows and a gas fired central heating system. More than ample storage space includes wardrobes fitted in each bedroom. It's anticipated the property will appeal to a single person or a couple of any age, given the easy access accommodation. A private front garden with lawn and patio areas is well screened by high hedging and ideal for sitting out and catching the afternoon and evening sun. From this area you get a lovely view across to Arthur's Seat, one of Edinburgh's most famous landmarks. Shared grounds are located to the rear of the building.

- Vestibule
- Entrance hallway
- Living/dining room with feature fireplace
- Two double bedrooms with built-in storage
- Fully tiled bathroom
- Gas central heating
- Double glazing
- Sunny private front garden
- Shared grounds to rear
- Unrestricted on-street parking
- Excellent local amenities within easy reach
- Convenient for Edinburgh University students

Energy Rating C. Council Tax band B.

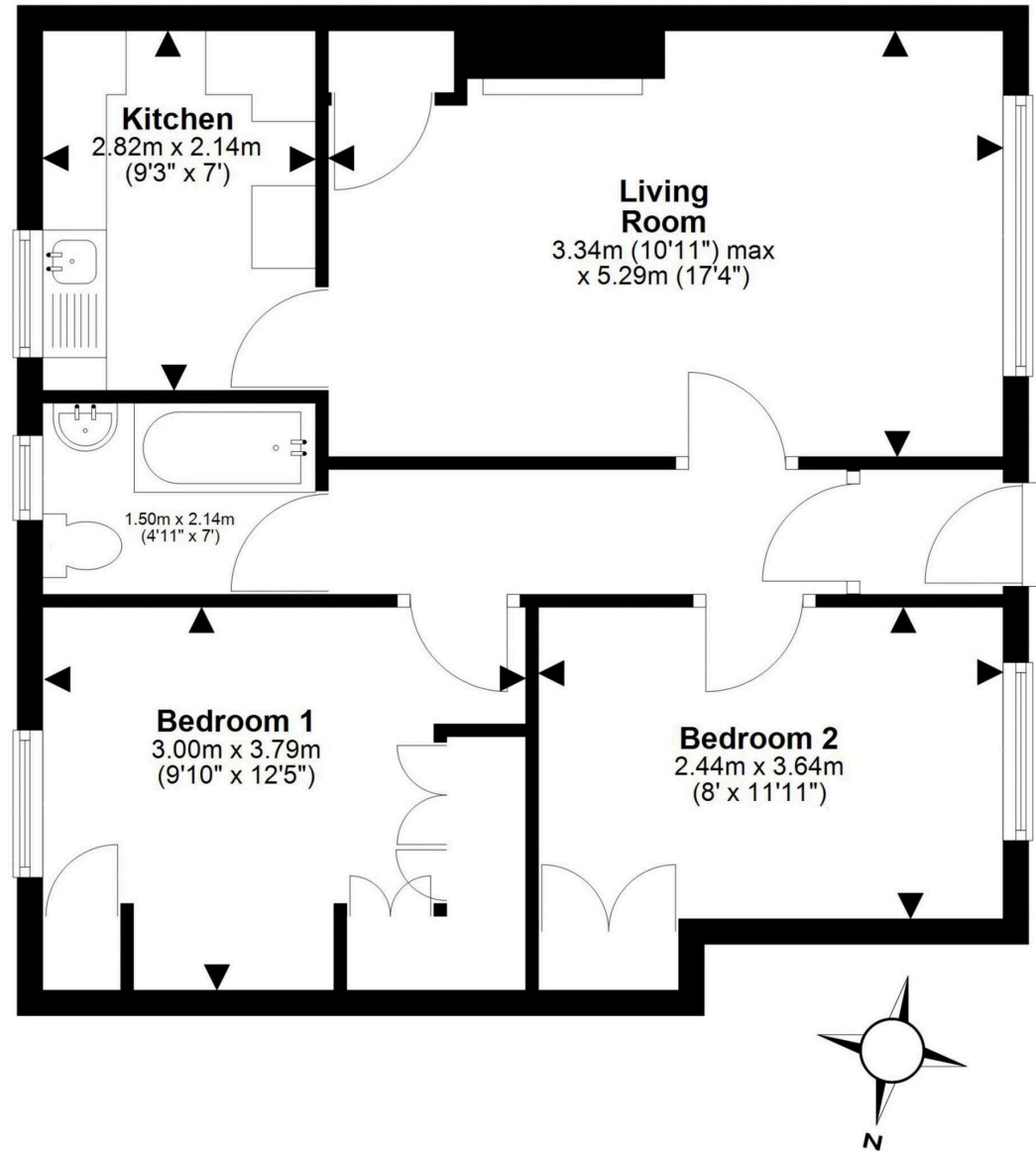
The property will be sold as seen, to include all contents.

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.





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.