

COULTERS[©]

32/6 PRESTONFIELD AVENUE

PRESTONFIELD, EDINBURGH, EH16 5EU

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Set within the popular residential area of Prestonfield, this bright and spacious two-bedroom top-floor flat offers a fantastic opportunity for first-time buyers, young professionals, or investors alike. The property is well maintained and enjoys a peaceful position, just a short distance from the city centre.

KEY FEATURES



Bright top floor flat.



Two generous double bedrooms.



Shared rear garden.



Unrestricted on street parking.



Close to Arthur's Seat and Holyrood Park.



Within walking distance of local amenities.



EPC Rating - C

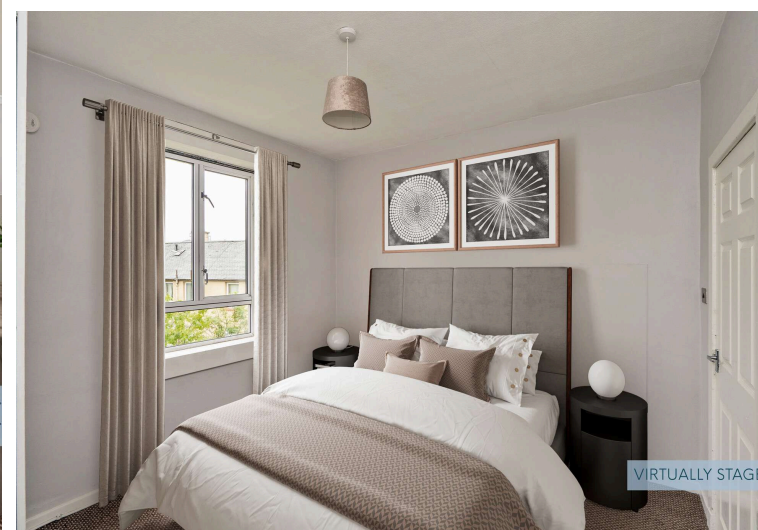


Council Tax Band - B





VIRTUALLY STAGE



VIRTUALLY STAGE

Inside, the flat features a generously sized living room with dining space and large windows that flood the space with natural light, creating a warm and inviting atmosphere. The separate kitchen offers ample storage and preparation space. Two generously proportioned double bedrooms provide flexible accommodation. The contemporary bathroom with overhead shower completes the accommodation

The property benefits from gas central heating and double glazing throughout, ensuring energy efficiency and comfort all year round. There's also access to a shared rear garden and unrestricted on-street parking.



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THE LOCAL AREA

Prestonfield is located just south of Edinburgh's historic city centre. Known for its leafy streets, traditional architecture, and excellent local amenities, it offers a quiet, community-focused setting while remaining exceptionally well connected.

The area is ideally placed for those seeking both convenience and green space. Just a short walk away is the iconic Arthur's Seat and Holyrood Park, providing stunning scenery and outdoor recreation right on your doorstep. Nearby, Cameron Toll Shopping Centre offers a wide range of supermarkets, shops, and services, while a selection of cafés, pubs, and local restaurants are easily accessible.

Prestonfield also benefits from excellent public transport links, with regular bus services providing quick connections to the city centre, Edinburgh University campuses, and the Royal Infirmary. Major road routes, including the A701 and the Edinburgh City Bypass, are within easy reach, making commuting straightforward.

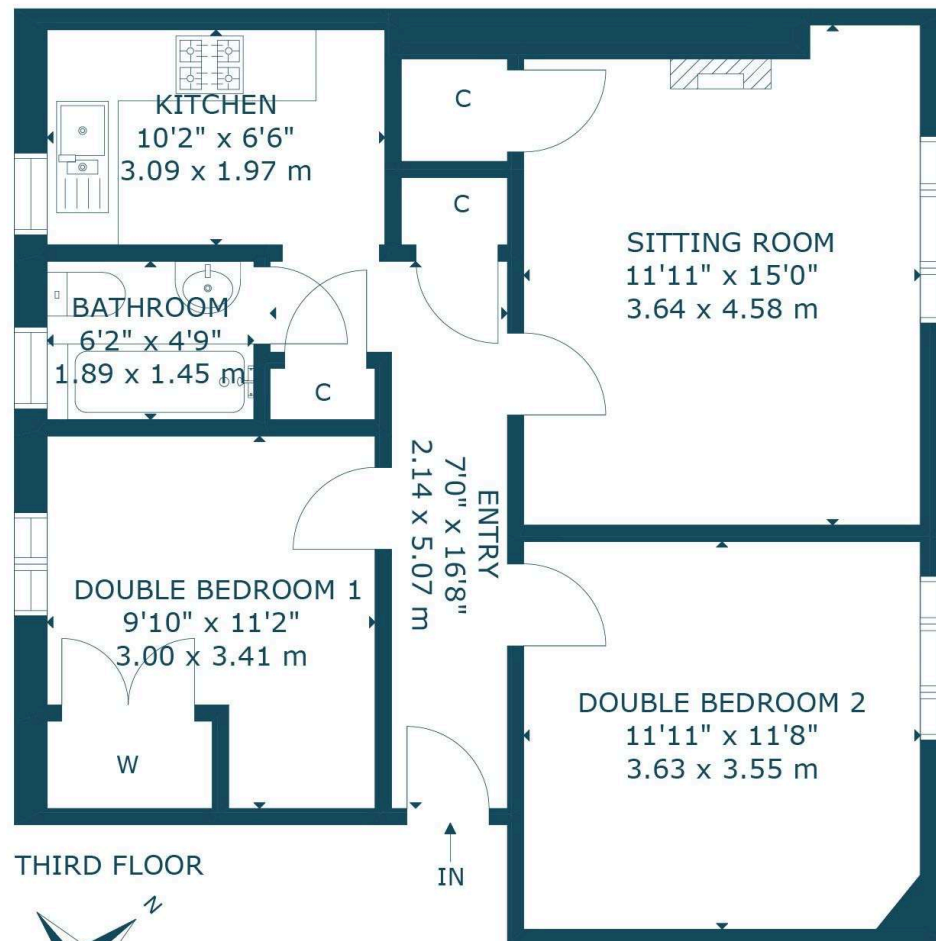
With its blend of tranquillity, accessibility, and proximity to nature, Prestonfield continues to be a popular choice for families, professionals, and students alike.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price.







THIRD FLOOR



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 646 SQ FT / 60 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.