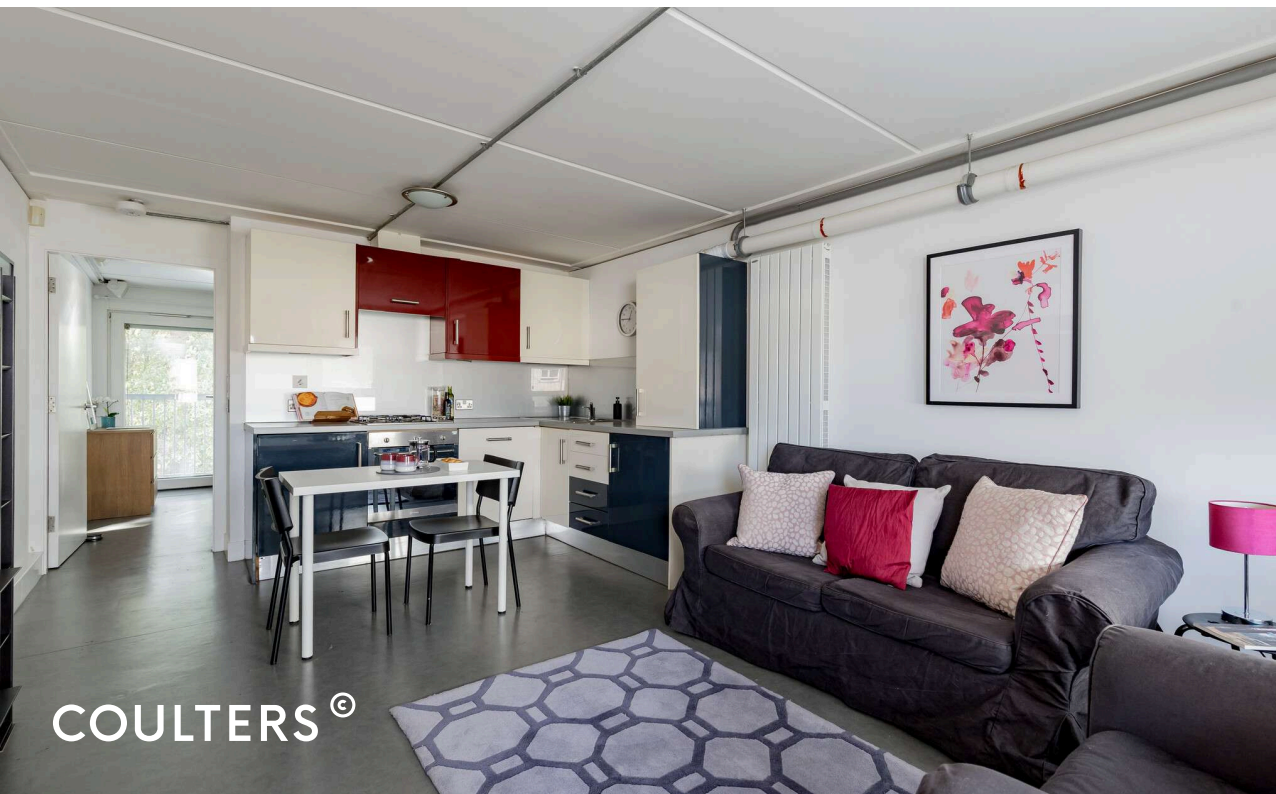


COULTERS[©]

11 CELLAR BANK, PEFFERMILL ROAD

PRESTONFIELD, EDINBURGH, EH16 5GT

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

11 Cellar Bank is a stunning, main door loft style apartment, forming part of a small exclusive gated development sitting off Peffermill Road. This charming first floor apartment offers unique, well designed accommodation with modern fixtures and fittings.

The front door opens onto a lovely open plan sitting room/dining room/kitchen, with a comfortable seating area, space for a table and chairs in addition to a well fitted kitchen.

The sleek, high gloss kitchen area benefits from a gas hob, electric oven, dishwasher, washing machine and a small fridge/freezer, all of which will be included in the sale.

KEY FEATURES



Well presented loft style apartment with views of Arthur's Seat.



A smart double bedroom with a south east facing balcony.



Within walking distance of the green open spaces of Holyrood Park.



Shared residents parking and further unrestricted parking on Peffermill Road.



Located in the residential area of Prestonfield.



Within a short walk of Cameron Toll shopping centre.



EPC Rating - C



Council Tax Band - B



To the rear is a double bedroom, complete with an en-suite shower room (with shower, WC and wash hand basin) and a south east facing balcony with a leafy, private outlook. Heating and hot water are provided by gas central heating and double glazing.

Externally there is shared parking within the courtyard. Early internal viewing is essential to fully appreciate the fantastic accommodation offered in this exclusive development.



THE LOCAL AREA

Nestled in the heart of Edinburgh's thriving residential and business districts, Prestonfield is situated just a short drive from the city centre while being within walking distance of fantastic green space such as Arthur's Seat and Holyrood Park.

Prestonfield is well-served by excellent transport links, with easy access to major roads, including the A7 and A720, ensuring quick and easy connections to the wider city and beyond. For public transport, the area benefits from a range of bus services, with links to the city centre and key areas of Edinburgh.

Nearby, you'll find an array of local amenities, from cafes and shops including Cameron Toll Shopping Centre to recreational spaces and educational institutions. The area is also home to beautiful parks, perfect for leisurely strolls or outdoor activities. Whether you're seeking urban excitement or peaceful green spaces, Prestonfield provides the best of both worlds.

EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price. Some of the furniture may be available if required.

HOME REPORT VALUATION: £135,000



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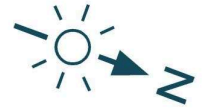
enquiries@coultersproperty.co.uk

**Cellar Bank,
Peffermill Road,
Edinburgh,
Midlothian, EH16 5G**



SquareFoot

Approx. Gross Internal Area
341 Sq Ft - 31.68 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor

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.