



# 54/3 PEFFERMILL ROAD

Prestonfield, Edinburgh, EH16 5LL



1

Public Room



2

Bedrooms



2

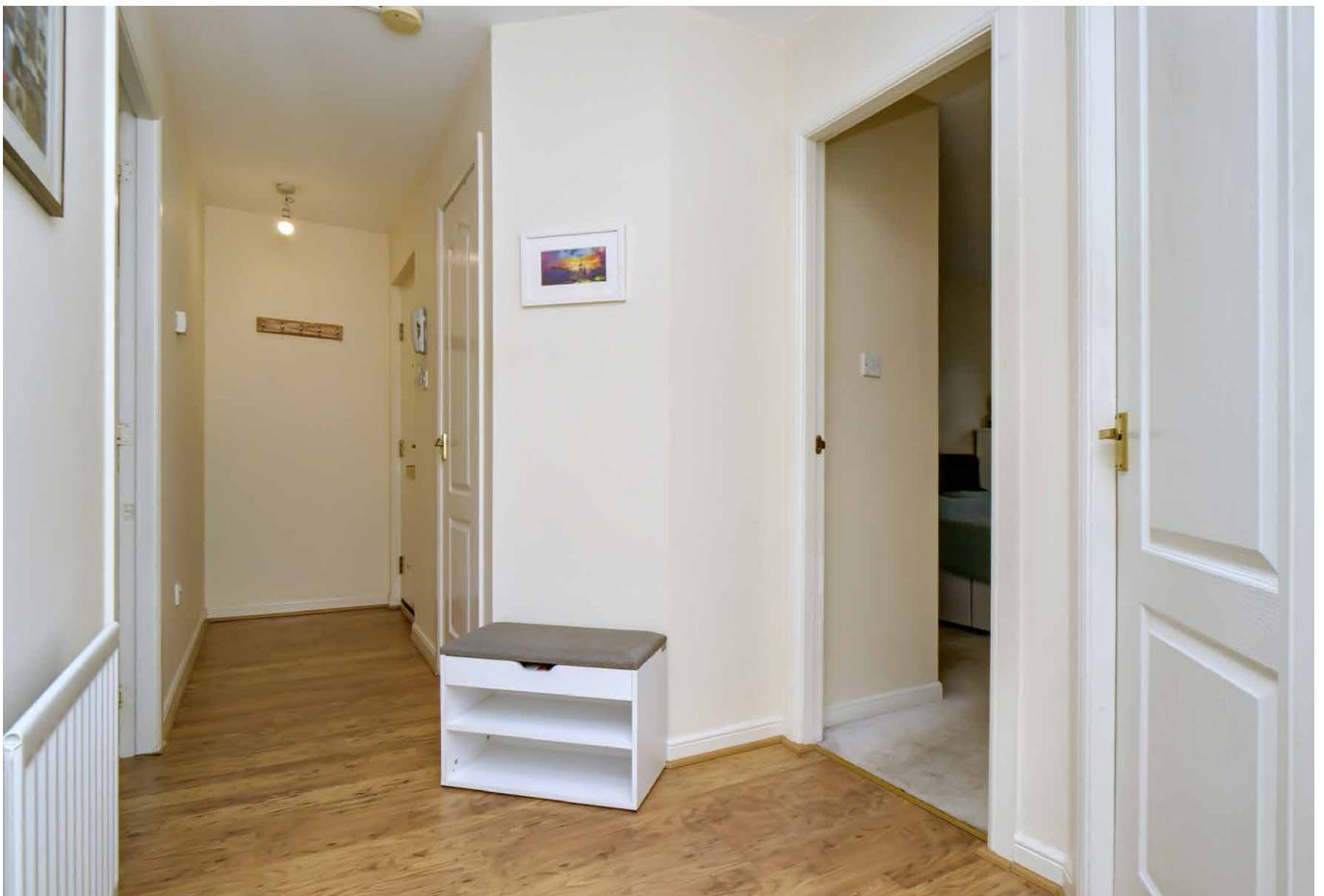
Bathroom



## 54/3 PEFFERMILL ROAD

Set on the first floor of a modern development in Prestonfield, this spacious two-bedroom, two-bathroom flat boasts stunning views towards Arthur's Seat and is sure to appeal to a wide demographic of buyers, including first-time buyers, couples, rental investors and city professionals. The home also features a spacious living and dining room with a bay window for ample natural light, as well as a kitchen with fitted units. The flat is kept warm and efficient thanks to double-glazed windows and a gas central heating system.

Outside, the development further benefits from well-maintained gardens and private parking for residents. 54/3, Peffermill Road is set within easy reach of excellent amenities, including shops and supermarkets, schools, parks, playgrounds, restaurants and cafes, as well as a golf course and transport links to the city centre and beyond.







**B**  
EPC  
RATING

**D**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- First-floor flat in Prestonfield
- Part of a modern development
- Stunning views of Arthur's Seat
- Secure shared phone-entry system
- Entrance hall with storage
- Open-plan living/dining room with lovely views
- Kitchen with fitted units
- Sunny main bedroom with a wardrobe and an en-suite
- Versatile second double bedroom with a wardrobe
- Family bathroom
- Shared garden grounds
- Private residents' parking
- Gas central heating and double glazing







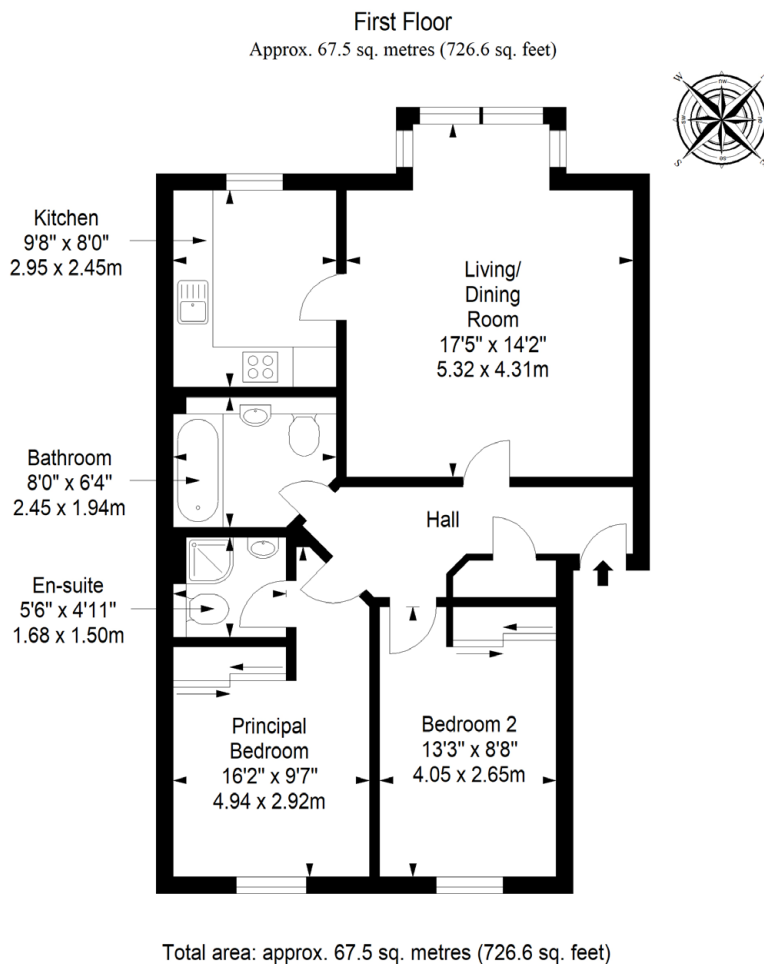
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Hacking and Paterson at an approximate monthly cost of £80.



# PRESTONFIELD, EDINBURGH

Situated just two miles south of Edinburgh city centre, beside the breathtaking Arthur's Seat and Holyrood Park, the mainly residential suburb of Prestonfield enjoys a highly desirable setting. Dalkeith Road offers excellent everyday shopping amenities, whilst the neighbouring area of Newington provides a wealth of diverse shopping amenities and is home to some of the capital's most celebrated entertainment venues. Just a short distance away, Cameron Toll shopping centre provides further retail outlets, including a large supermarket. Whilst outdoor pursuits can be easily enjoyed at nearby Holyrood Park and local Peffermill Playing Fields, the Royal Commonwealth Pool and leisure complex provides excellent indoor sports facilities. Numerous highly-regarded golf courses can also be found close by. The area benefits from good state education facilities within its catchment area, whilst many of Edinburgh's outstanding independent schools are all easily accessible. The highly convenient location of Prestonfield is well-served by fantastic transport links into the city and further afield, with the City Bypass and motorway network also within easy reach.



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