



Offers Over
£340,000

18 King's Meadow

Prestonfield | Edinburgh | EH16 5JW

Rarely available three-bedroom semi-detached villa quietly positioned within a sought-after residential development in Prestonfield. Ideally located close to the city centre, excellent local amenities, and superb transport links, the property will appeal to a wide range of purchasers including families and professionals.

- 3 bedrooms
- 2 public rooms
- 1 bathroom
- Private gardens
- Garage & driveway
- EPC Band - C
- Council Tax Band - E



Description

A welcoming vestibule leads into the main hallway, setting the tone for the bright and well-maintained accommodation. The lounge/diner is light and airy, with the lounge positioned to the front and a defined dining area to the rear, ideal for both everyday living and entertaining. A useful under-stairs cupboard provides additional storage. The kitchen is fitted with a range of integrated white goods, tall storage units, stylish stone worktops, under-unit lighting, and tiled flooring, offering a practical and contemporary workspace. Flowing from the kitchen is a bright conservatory enjoying a dual-aspect outlook and French doors opening directly to the rear garden, creating a lovely additional living space. Completing the ground floor is a fully tiled two-piece WC.

Upstairs, the landing benefits from a shelved linen cupboard and access to a partially floored attic via a Ramsay ladder. The principal bedroom is a good-sized front-facing double featuring extensive fitted storage and integrated sliding-door wardrobes. Bedroom two is a rear-facing double with fitted storage surrounding, an integrated dressing table, sliding-door wardrobes, and attractive views towards the Pentland Hills. The third bedroom is a well-proportioned single, also benefiting from fitted storage and an over-stairs cupboard. The shower room is finished with a corner shower cubicle, partial tiling and panelling, and a heated towel rail.

Further benefits include gas central heating, double glazing throughout, and a fitted security alarm.



Gardens & Parking

Externally, the rear garden is designed for easy upkeep, featuring a patio and chipstone areas. A single garage provides additional storage with rafters accessed via a Ramsay ladder and benefits from a floored area, while the driveway offers off-street parking for up to three cars.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washer-dryer, dishwasher, and microwave, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





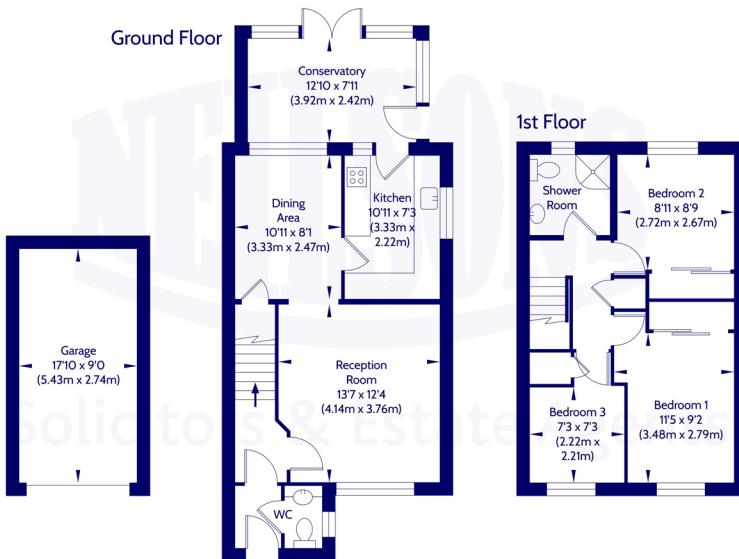
Location

Prestonfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Prestonfield is a short journey away from the main Edinburgh University campuses and the Royal Infirmary either by bus or bicycle. There are frequent bus services to the City Centre, which is a short trip away. The vibrant district of Newington is close by and has a great range of restaurants, public houses as well as the Festival Theatre, Queen's Hall and Commonwealth Pool. Holyrood Park, which offers endless possibilities for recreational pursuits is a short walk away. The city bypass, which allows access to the A1 south as well as the M8 motorway to the west, is a short drive away.





Approx. Gross Internal Floor Area 86 Sq M / 928 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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