



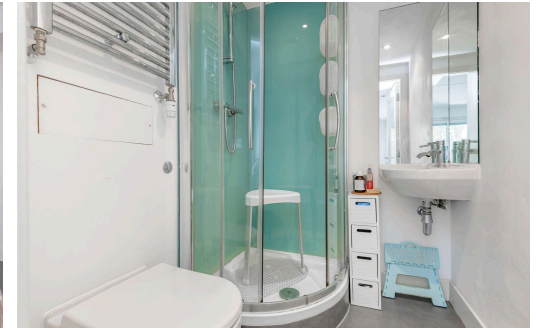
**9 Cellar Bank, Peffermill Road**  
Edinburgh, EH16 5GT

A

# *"9 Celler Bank is a bright and wonderfully presented, two bedroom main door flat with a private rear garden"*

- WELCOMING LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- ALLOCATED PARKING SPACE
- NEUTRALLY DECORATED
- IDEAL FIRST TIME BUY OR INVESTMENT
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





## LOCATION

Prestonfield is a highly regarded and popular residential area which lies south of Edinburgh city centre. Arthur's Seat forms a dramatic backdrop and along with Holyrood Park. Cameron Toll Shopping Centre as well as a variety of stores, specialist shops, and highly regarded nurseries, primary and secondary schools can be found within easy walking distance. The Mayfield campus of Edinburgh University is also located nearby.

Leisure facilities on offer are quite exceptional and include Holyrood Park and the Meadows, the Festival Theatre, Queens Hall and the recently upgraded Royal Commonwealth Pool and Leisure Centre, Waverly Tennis and Squash Club and the Craigmillar Park Bowling Club are also near at hand.

The property is located close to the new Royal Infirmary, the Royal Hospital for Sick Children, and the Scottish Parliament. The area is well served by a huge variety of bars, bistros and restaurants including 'Rhubarb' at the prestigious Prestonfield House Hotel.

The area is served by an excellent public transport system. A short drive south through Liberton takes you to the Edinburgh City Bypass, east to the A1, A68 and A7. Westward it connects with the Gyle Business Park and Shopping Centre, the Airport, M8, M9, M90 and Central Scottish Motorway Network.

## DESCRIPTION

9 Celler Bank is a wonderfully presented, two bedroom main door flat situated in the popular district of Prestonfield.

Forming part of an exclusive development which is entered through a secure electric gate system, the accommodation comprises: welcoming, bright and spacious living room; well-equipped fitted kitchen with wall and base mounted units, integrated electric oven and gas hob and access to enclosed rear garden; generous double bedroom 1, which is flooded with natural daylight, with built in wardrobe, ensuite shower room and access to private rear garden; double bedroom 2 with built-in wardrobe and contemporary internal bathroom.

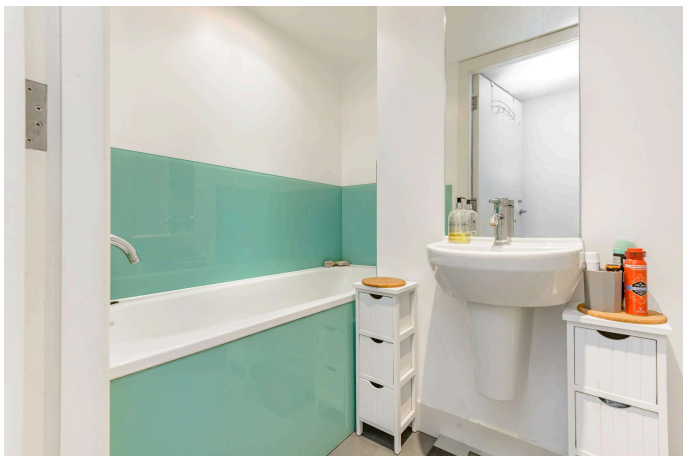
The property benefits from gas central heating; double glazing; good sized private rear garden with decking and patio area; allocated parking space; factored development; ideal first time purchase or buy-to-let investment; excellent local amenities and great transport links.

The energy efficiency rating for this property is band B

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

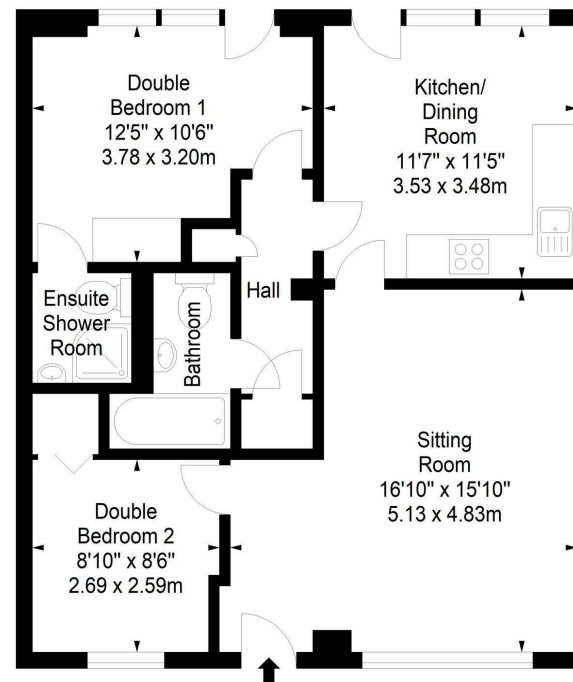
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Cellar Bank,  
 Peffermill Road,  
 Edinburgh,  
 Midlothian, EH16 5GT



Approx. Gross Internal Area  
 705 Sq Ft - 65.49 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2026



Ground Floor

266-268 Portobello High Street,  
 Edinburgh, EH15 2AT  
 T: 0131 669 2121  
 Fraser Falconer - 07825 951348  
 admin@annan.co.uk



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

