



80 Priestfield Road
PRIESTFIELD | EDINBURGH | EH16 5JB


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Set within the popular Priestfield area of Edinburgh, this well-proportioned two-bedroom terraced home offers bright accommodation and private gardens to the front and rear.

The accommodation comprises a welcoming entrance hallway, a spacious and bright front-facing lounge, a rear dining room, and a kitchen with ample worktop space and a range of floor and wall-mounted units. Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes and the second featuring a useful storage cupboard. A family bathroom with a three-piece suite and over-the-bath shower completes the accommodation.

Externally, the property enjoys a private front garden and a fully enclosed rear garden, providing excellent outdoor space for relaxing, gardening or entertaining.

- Two bedroom terraced house
- Fully enclosed rear garden
- Excellent transport links
- Close to local amenities
- Double glazing
- Gas central heating

Energy rating D, Council tax band D.

There is no factor associated with this property.

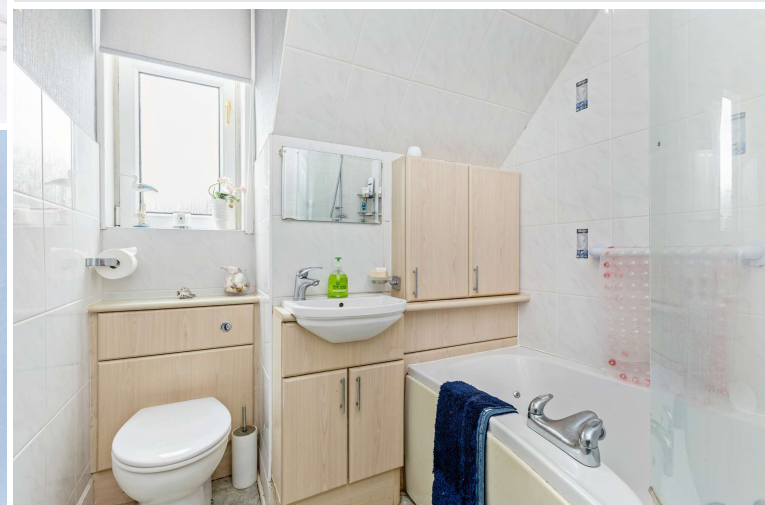
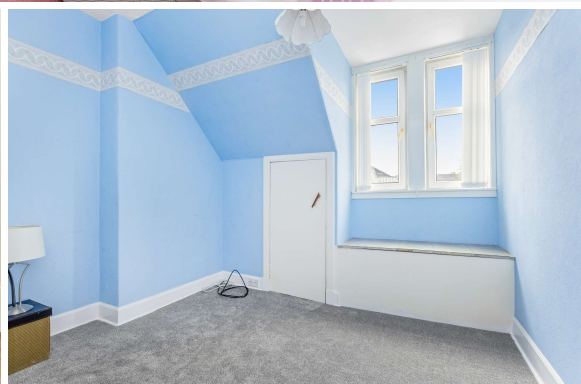
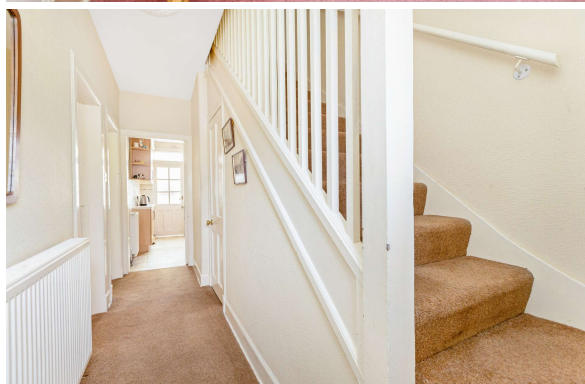
Included in the sale will be all blinds and curtains, fridge freezer and washing machine.

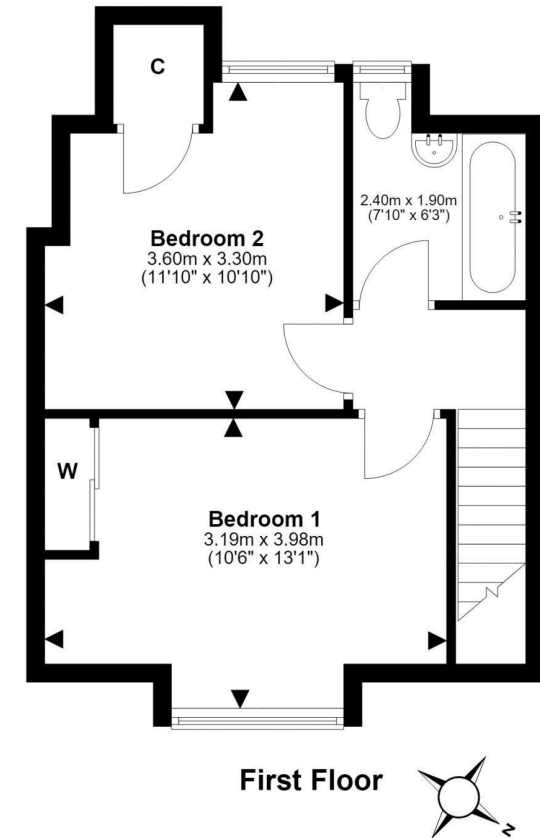
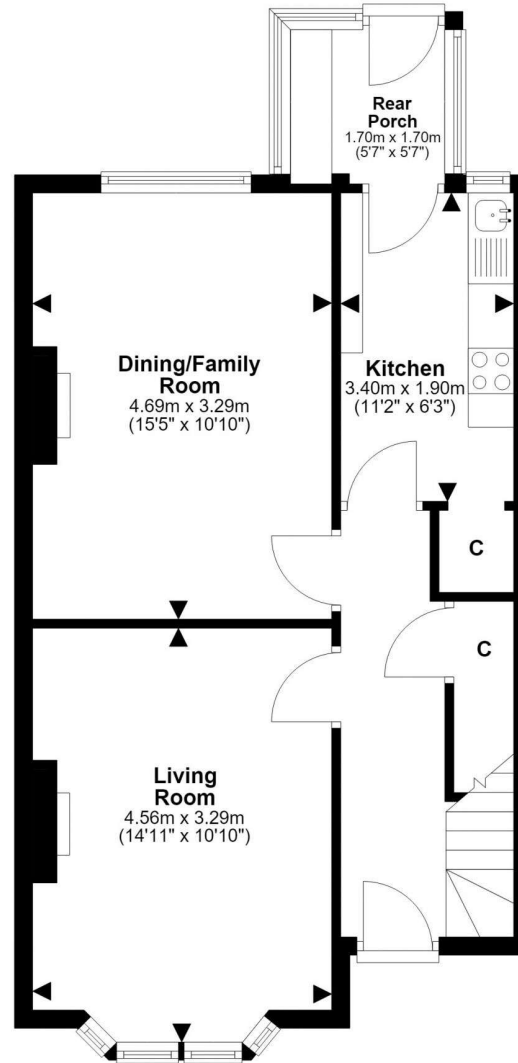


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The subjects are located in the Priestfield area of Edinburgh, which lies to the south of the city centre. The property is well placed to take advantage of an excellent range of shopping facilities available at the Cameron Toll Centre, which offers a relaxed form of shopping under one roof on a seven day a week basis, and also varied shops on nearby Dalkeith Road. Further facilities can be found at adjoining Newington, where a superb choice of leisure facilities is on offer; these include a number of bars, bistros and restaurants, in addition to the Festival Theatre and the refurbished Royal Commonwealth Pool. Fort Kinnaird shopping and leisure park is also within each reach. Scenic walks can be taken only a short distance away in the green expanse of Holyrood Park. The property is well positioned for those connected to the central universities, the Royal Infirmary and the Scottish Parliament, and schooling is well represented from nursery to senior level. Nearby bus routes operate to other parts of the city and surrounding areas and the city bypass and main motorway networks are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.