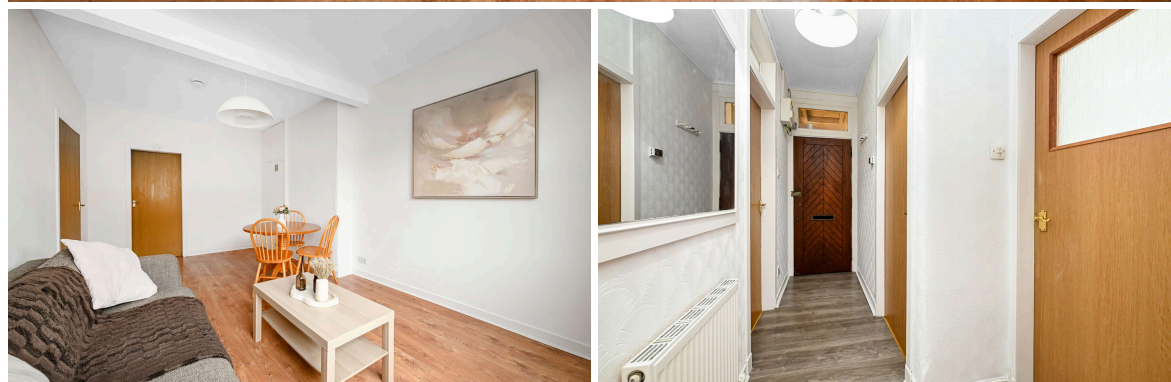




11/2 Prestonfield Crescent,
PRESTONFIELD | EDINBURGH | EH16 5EN


warners
solicitors & estate agents



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Warners are delighted to present this charming two-bedroom upper villa, ideally situated within the highly desirable Prestonfield area, just south of Edinburgh's vibrant city centre.

Beautifully bright and well-proportioned throughout, this attractive home offers comfortable and versatile accommodation perfectly suited to modern living. The spacious living room provides a welcoming setting for both relaxing and entertaining, while the separate kitchen has been thoughtfully designed to maximise both practicality and functionality.

The property further benefits from two generously sized double bedrooms, offering flexibility for a variety of lifestyles, whether as comfortable sleeping accommodation, guest space, or a home office. A well-appointed bathroom completes the accommodation.

Externally, the home enjoys access to lawned garden grounds, creating a peaceful outdoor retreat ideal for relaxing and enjoying the surrounding setting. A particular highlight of the property is the delightful outlook towards the iconic Arthur's Seat, providing an impressive and ever-changing natural backdrop.

This appealing property is ideally suited to a range of buyers, including first-time purchasers, professionals, investors, and those looking to downsize. Early viewing is highly recommended.

- Sought-after location in Prestonfield, south of Edinburgh city centre
- Bright and spacious two-bedroom upper villa
- Attractive views towards Arthur's Seat
- Shared lawn garden grounds
- Well-proportioned living room and separate kitchen
- Excellent transport links and local amenities nearby

Council Tax: B, Energy Rating: C

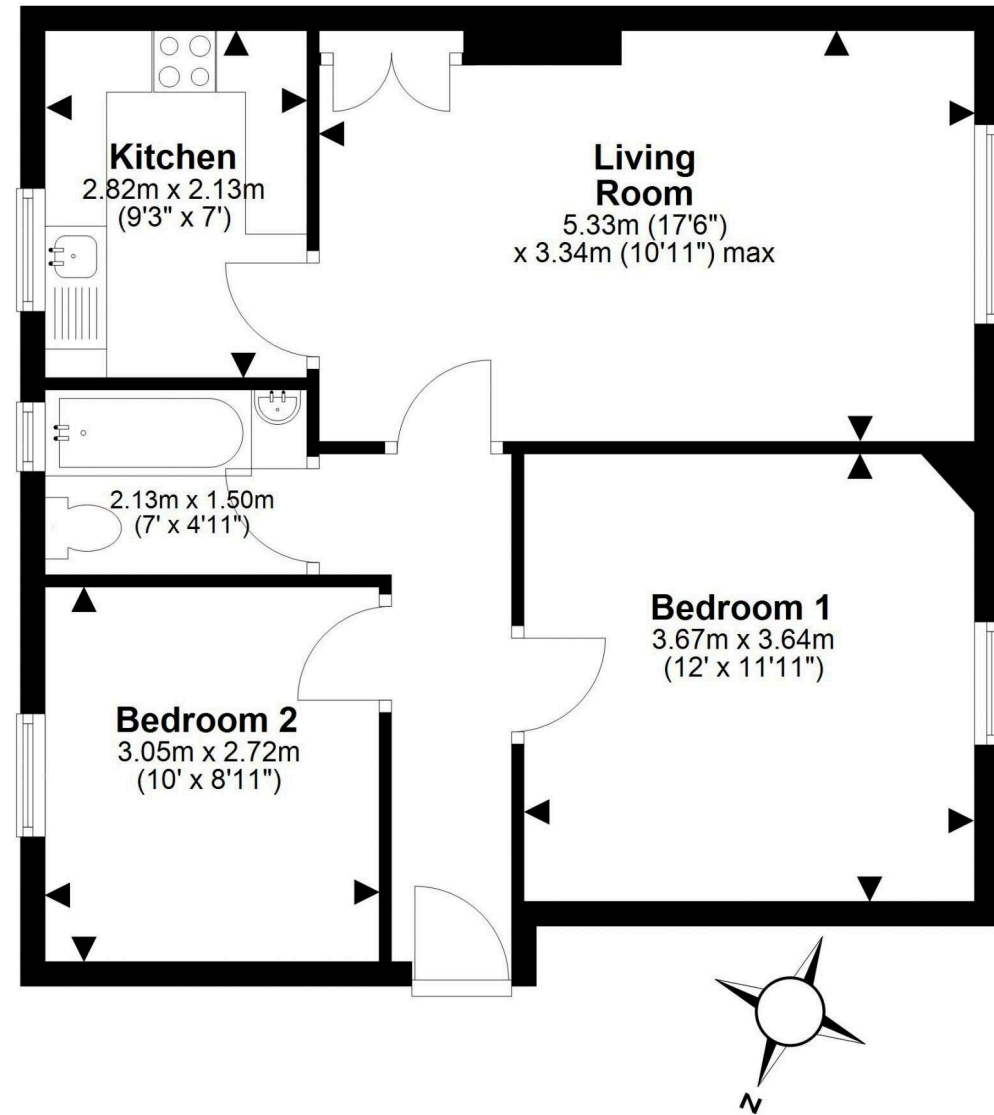
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, fridge, freezer, washing machine, dining table and sofa.

The subjects are located in the Prestonfield 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 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. The property is also well positioned for the central universities, the Royal Infirmary and the Scottish Parliament. The property is located close to a main bus route, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible. Schooling is well represented from nursery to senior level.





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.