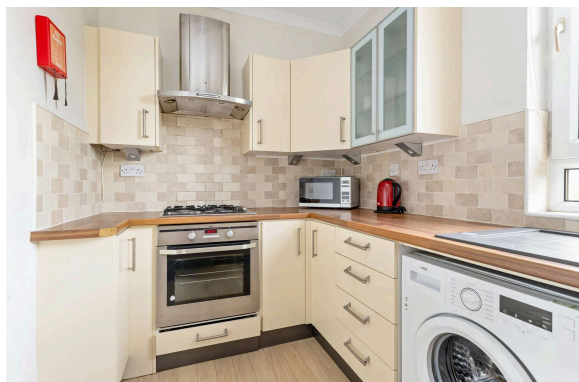
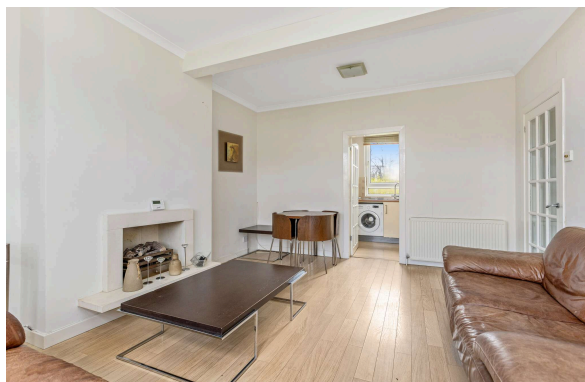




7 Prestonfield Crescent
PRESTONFIELD | EDINBURGH | EH16 5EN


warners
solicitors & estate agents



7 Prestonfield Crescent

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Warners are delighted to present this charming two-bedroom upper villa, ideally positioned in the sought-after area of Prestonfield, just to the south of Edinburgh city centre.

This bright and well-proportioned home offers comfortable accommodation throughout, with a spacious living room providing an inviting setting for both relaxing and entertaining. The separate kitchen is neatly arranged, making excellent use of space and functionality. There are two generous double bedrooms, each offering flexibility for a range of uses, alongside a well-appointed bathroom.

Externally, the property benefits from lawn garden grounds, perfect for enjoying outdoor space in a peaceful residential setting. A particular highlight is the lovely outlook towards Arthur's Seat, providing an attractive natural backdrop.

The location is a key feature, combining a tranquil neighbourhood feel with superb convenience. Excellent transport links are readily available, offering quick and easy access into the city centre and beyond, while a range of local amenities are within easy reach.

This appealing property will suit a variety of buyers, including first-time purchasers, professionals, and those looking to downsize, and 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
- Private lawn garden grounds
- Well-proportioned living room and separate kitchen
- Excellent transport links and local amenities nearby

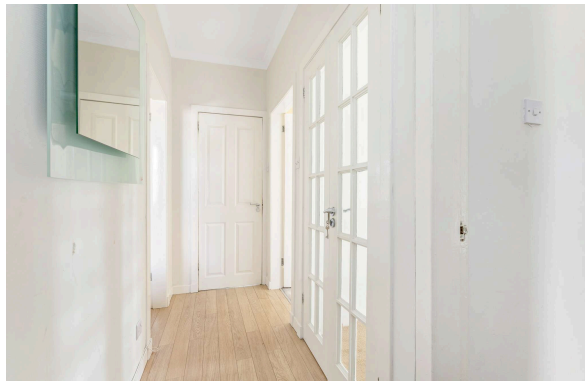
Council Tax B and Energy Rating C

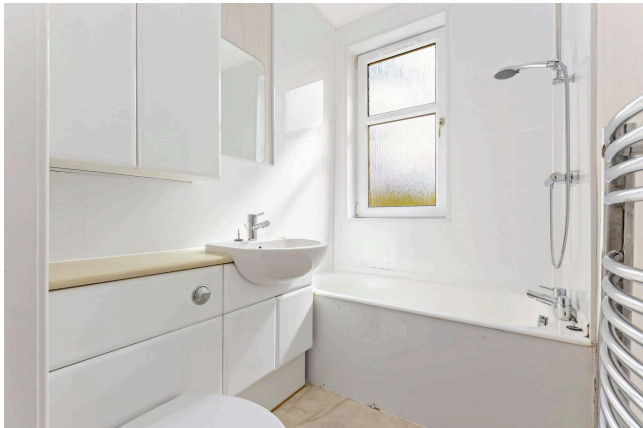
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



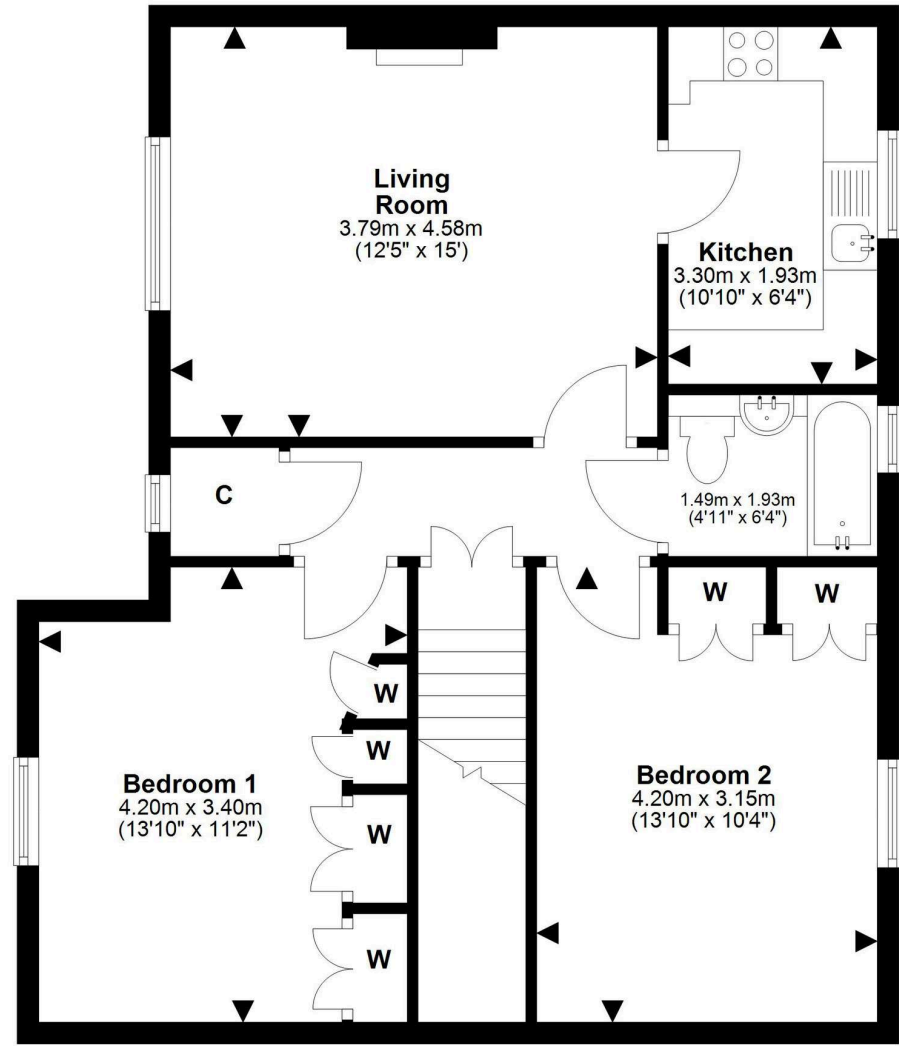
All fittings, fixtures, and furniture will be included in the sale.

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.





Ground Floor



First Floor

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.