



50 King's Meadow
PRESTONFIELD | EDINBURGH | EH16 5JW

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Well-presented three-bedroom, semi-detached home boasting front and rear gardens, peacefully situated in the popular Prestonfield area of Edinburgh, south of the city centre.

This fantastic property offers well planned and flexible accommodation over two levels and will hold immense appeal to those looking for a family home. On the ground floor the living room forms the main public space in the property, and from here double doors lead naturally through to the open plan kitchen/dining room. A large conservatory lies just off the dining area, and from here access is provided to the paved rear garden. A WC completes the accommodation on this level.

Moving upstairs, the principal bedroom and benefits from integral wardrobe storage. The two further bedrooms could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility, and a family bathroom completes the internal accommodation.

Nearby amenities include Prestonfield House and Holyrood Park, and early viewing is highly recommended to appreciate everything that this wonderful home has to offer.

- Three bedroom family home
- Sought after location
- Living room
- Kitchen/dining room
- Conservatory
- Family bathroom and downstairs W/C, both recently refurbished
- Garage
- Front & rear garden

Energy rating C, Council tax band E. There is no factor associated with this property.

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



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.

Extras included in this sale will be blinds, fridge freezer, oven, dishwasher, washing machine/dryer, kettle, hob, and toaster. Sofa, TV stand, TV in second bedroom, and glass cabinet in living room can be available by separate negotiation.



