



Priestfield

38 Priestfield Road
EH16 5HY



Detached Bungalow

OFFERS OVER £445,000

- Entrance vestibule
- Hallway
- Living room
- Dining room
- Kitchen
- Small sunroom/rear porch access
- Downstairs shower room
- 3 bedrooms
- Upstairs shower room
- Study

- Gas central heating
- Double glazing
- Private front and rear gardens
- Driveway
- Garage & workshop
- Exceptional views of Arthur's Seat
- Offers flexible family accommodation



Viewing by appointment please call
Solicitors (0131) 554 6321



Viewing is highly recommended of this spacious detached bungalow situated to the South of the City Centre. The property is ideally located for the commuter with easy access to the City Bypass motorway links. The Royal Infirmary hospital and Edinburgh University Campuses are also within easy reach. An excellent choice of public transport is available to the City Centre and surrounding areas. Shopping facilities are also on hand locally with Cameron Toll shopping centre close-by. Local recreational facilities include the Commonwealth Pool, Festival Theatre and the Queens Park and a host of cultural events the city has to offer.

The property offers ideal family accommodation and opens to an entrance vestibule leading to the hallway which has stairs to the upper level. There is a spacious living room is to the front with a shallow bay window and a gas-powered fire within a surround. To the rear of the property is a dining room with the kitchen off. The kitchen has base and wall units, slot in cooker with electric hob, washing machine and undercounter fridge and gives access to the small sunroom/rear porch access. There is a double bedroom to the front with shallow bay window with built in wardrobes. Another bedroom is situated to the rear also with built-in wardrobes. Completing the downstairs accommodation is lovely fully tiled modern shower room with walk-in main powered shower, WC with concealed cistern and a wash hand basin within a vanity unit.

Upstairs is a bright dual aspect bedroom with exceptional views of Arthur's Seat and eaves storage (currently being used as a sittingroom). To the front is a handy small study room. Completing the accommodation is a rear facing shower room with tiled walls, electric shower, WC, and a wash hand basin within a vanity unit.

The property benefits from a private front garden and a private driveway. To the rear is an enclosed well-maintained south facing garden with hedge borders, lawn area and a patio ideal for al fresco dining. Additional benefits include gas central heating double glazing and garage with power and plumbing and access to the workshop.

EXTRAS

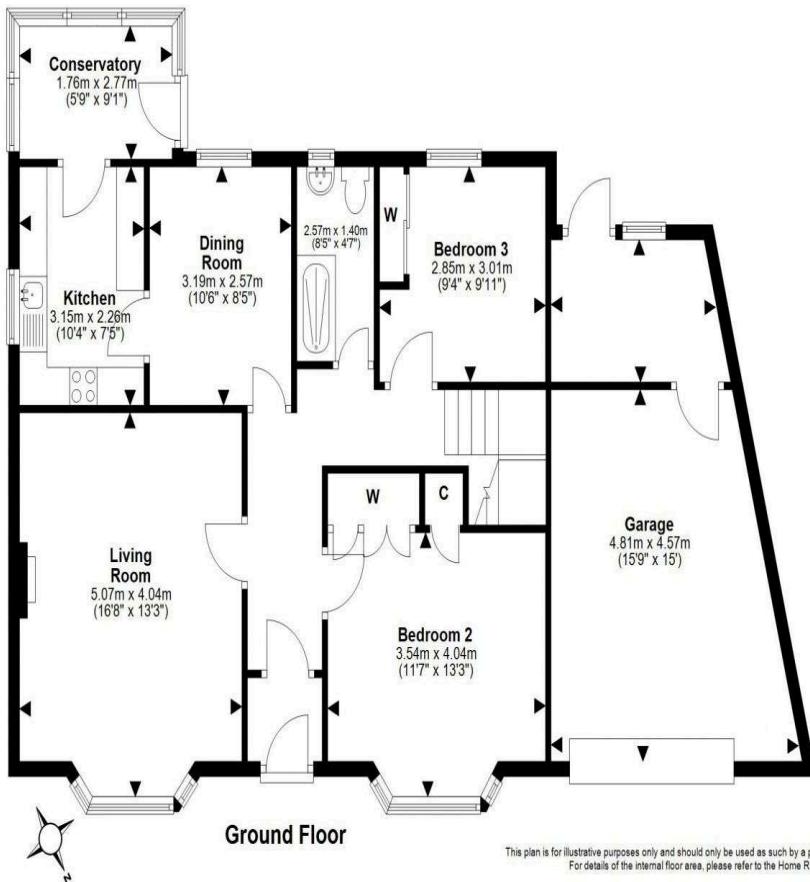
All aforementioned white goods, carpets, window blinds, curtains, light fittings and gardens sheds (no warranties to be given). Other items are open to separate negotiation.

OFFERS

Offers Over £445,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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