



7/3 Prestonfield Avenue
PRESTONFIELD | EDINBURGH | EH16 5ED

warners
solicitors & estate agents



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Warners are delighted to present this charming two-bedroom first-floor flat, superbly positioned within the highly sought-after Prestonfield district, just moments from Edinburgh's vibrant city centre.

Flooded with natural light and offering beautifully proportioned accommodation throughout, this attractive home combines comfort, practicality, and versatility to suit modern living. The spacious living room provides an inviting setting ideal for both relaxing and entertaining, while the well-designed separate kitchen offers excellent functionality with ample space for everyday living.

The property further comprises two generously sized double bedrooms, providing flexible accommodation to suit a variety of lifestyles, whether as comfortable sleeping quarters, guest accommodation, or an ideal home office space. A contemporary bathroom completes the internal layout.

Externally, residents benefit from access to well-maintained shared lawned garden grounds, offering a peaceful outdoor space to unwind and enjoy the surroundings. A standout feature of the property is the wonderful outlook towards the iconic Arthur's Seat, creating a striking and ever-changing natural backdrop.

This superb home will appeal to a wide range of buyers, including first-time purchasers, professionals, investors, and those seeking to downsize, all while enjoying a desirable residential setting with excellent local amenities and transport connections close at hand.

- Desirable Prestonfield location, just south of Edinburgh city centre
- Well-proportioned living room and separate fitted kitchen
- Two generous double bedrooms offering flexible accommodation
- Shared, well-maintained lawned garden grounds
- Excellent transport links and superb local amenities nearby
- Ideal for first-time buyers, professionals, investors, or downsizers
- Private garden shed, providing extras storage.

Council Tax B. Energy Rating C.

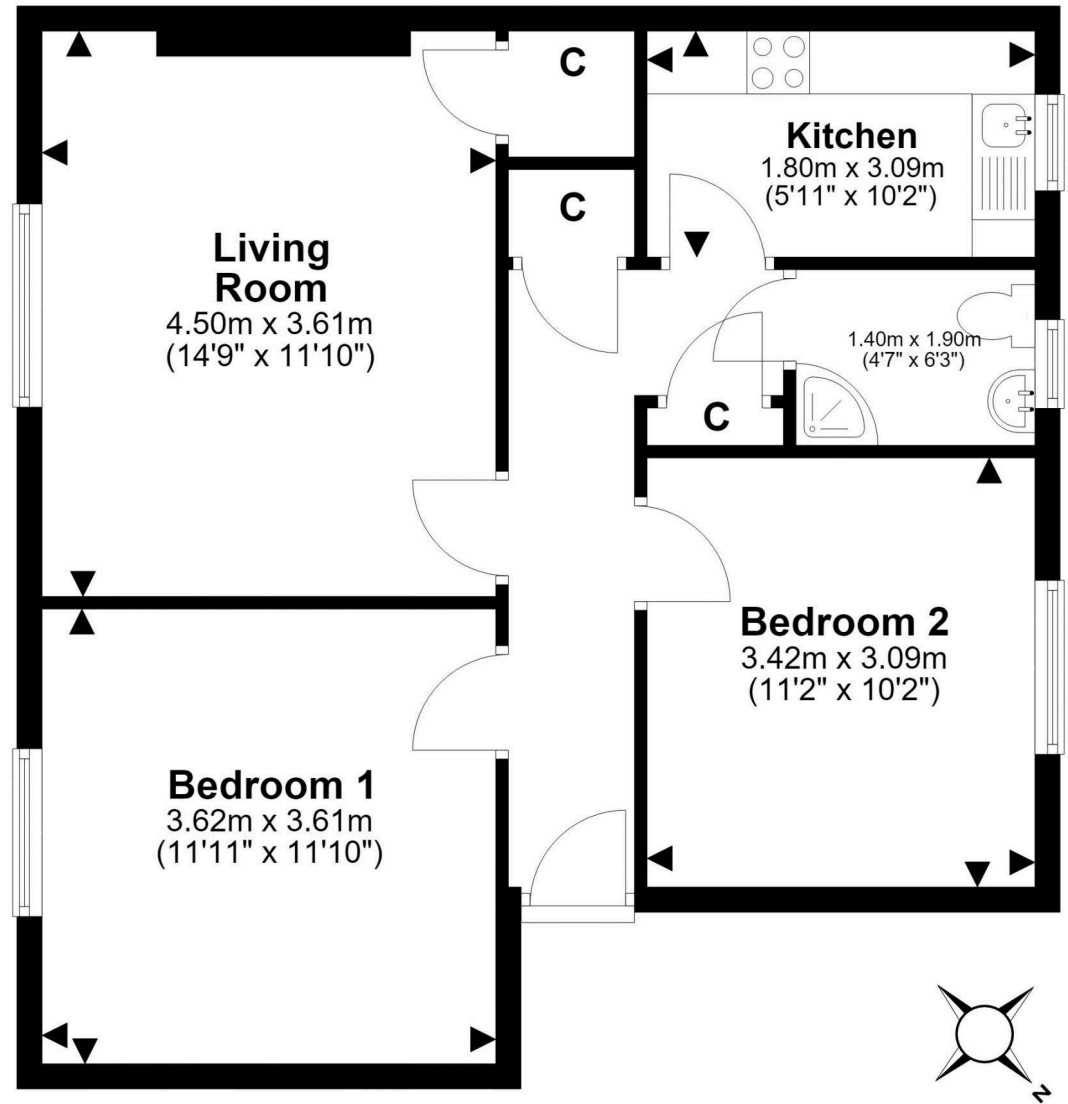
All fixtures, fittings, integrated kitchen appliances, curtains and blinds are included in the sale. Furniture available under separate negotiations.

PRICE & VIEWING: Please refer to our website, www.warnersllp.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.





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.