



CLANCYS

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6/4 Clearburn Road,

Edinburgh, EH16 5EY



Description

An excellent opportunity has arisen to acquire this lovely 1-bedroom first floor flat, in Edinburgh's popular area of Prestonfield. The property is offered to the market in excellent order and will make an excellent starter home or may appeal to someone who may be downsizing from a larger family home. The accommodation briefly comprises a welcoming entrance hall with large cupboard that could be utilised as a work from home space, there is a spacious lounge with feature fireplace, a modern fitted dining kitchen, a good-sized light and airy double bedroom and a contemporary bathroom with white three-piece suite. The property further benefits from gas central heating, double glazing, good storage facilities, access to a well-maintained communal garden and off-street parking is available to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

Nestled in the heart of Edinburgh's thriving residential and business districts, Prestonfield is situated just a short drive from the city centre while being within walking distance of fantastic green space such as Arthur's Seat and Holyrood Park. Prestonfield is well-served by excellent transport links, with easy access to major roads, including the A7 and A720, ensuring quick and easy connections to the wider city and beyond. For public transport, the area benefits from a range of bus services, with links to the city centre and key areas of Edinburgh. Nearby, you'll find an array of local amenities, from cafes and shops including Cameron Toll Shopping Centre to recreational spaces and educational institutions. The area is also home to beautiful parks, perfect for leisurely strolls or outdoor activities. Whether you're seeking urban excitement or peaceful green spaces, Prestonfield provides the best of both worlds.

Extras

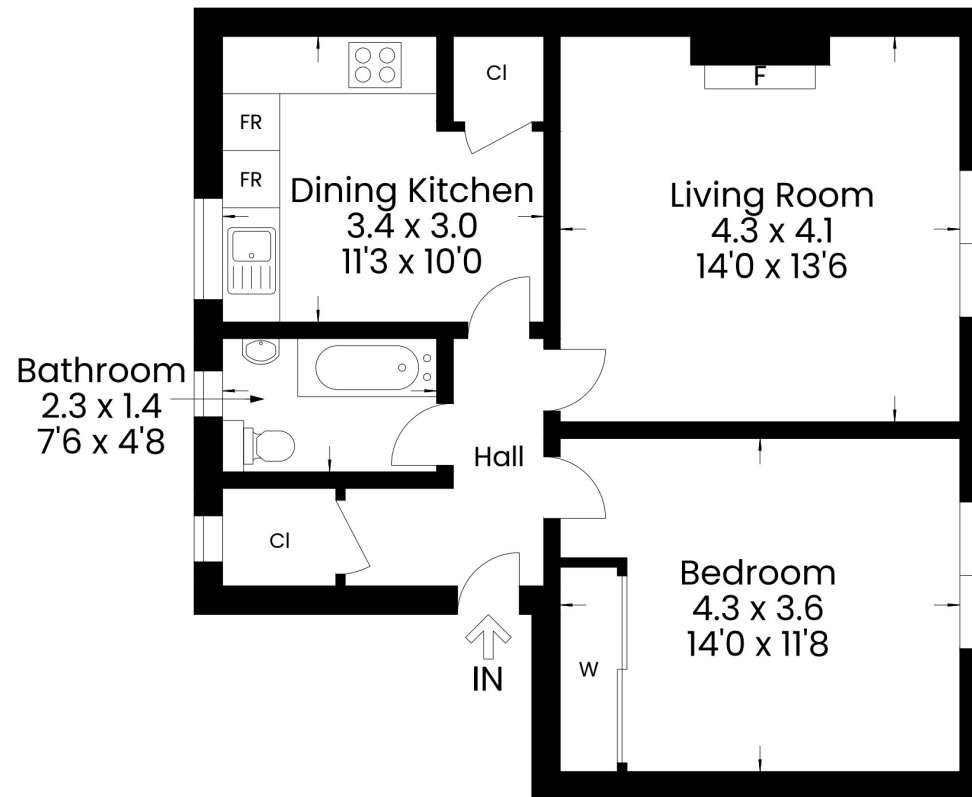
All fitted floor coverings. It should be noted that no warranties and guarantees will be given for the appliances.

Features

- Entrance hall with large cupboard off that could be used as a home office
- EPC rating - C
- Lounge
- Council Tax Band – B
- Dining kitchen
- Tenure - Freehold
- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Double glazing
- A well-maintained communal garden
- On-street parking







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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