

PRIESTFIELD

4 PRIESTFIELD CRESCENT
EH16 5JQ



2



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EPC RATING: E

FIXED PRICE £395,000

PROPERTY DESCRIPTION

- Vestibule & hallway with staircase leading to the attic room
 - Large bay windowed sitting room with feature fireplace & fuel effect gas fire
 - Kitchen with range of fitted units & appliances, leading to a
 - Metal framed conservatory overlooking the rear garden
 - Two double bedrooms downstairs
 - Shower room with walk-in electric shower, sink & wc
 - Upstairs attic room with Velux windows and lots of fitted storage
 - Gas central heating from combi boiler located in cupboard off the kitchen
- Upvc framed double glazed windows with wooden framed Velux rooflights
 - Gardens surrounding the property with areas of lawn, paved patio, shingle, raised beds, flower borders, trees & shrubs
 - Attached single garage with light & power together with off street parking to the front



VIEWING

Please call
Jardine Phillips
0131 4466850





SPACIOUS TWO BED PLUS ATTIC ROOM DETACHED BUNGALOW IN POPULAR PRESTONFIELD LOCATION

Well-loved property with excellent potential to upgrade and/or extend and turn it into a wonderful family home. The accommodation comprises a large sitting room & kitchen leading to a conservatory, two double bedrooms downstairs, a shower room and an expansive first floor attic room. The house is surrounded by gardens and there is a handy garage with off street parking to the front. Situated close to a wide array of amenities, retail outlets, schools & transport links, this would be ideal for professionals or a young family wishing to put their own stamp on it.

AREA

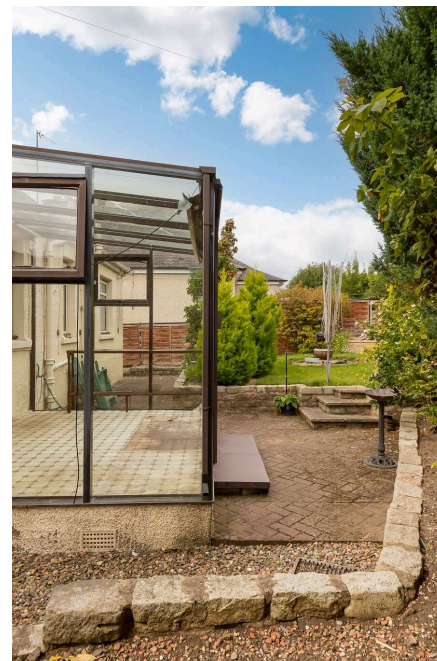
Prestonfield is a quiet residential area to the south of the city centre. The property is ideally located for the commuter with excellent transport links into town and easy access to the City Bypass motorway network. The Royal Infirmary hospital and Edinburgh University campuses are also within easy reach. Shopping facilities are on hand locally with Cameron Toll shopping centre close-by and Fort Kinnaird just a short drive or bus ride away. The property is in the catchment for well renowned schools including Prestonfield & St Peter's RC Primary Schools and Liberton, Castlebrae & St Thomas of Aquin's RC High Schools. Local recreational facilities include the Royal Commonwealth Pool, Festival Theatre and the Queens Park, and a host of cultural events the city has to offer.

EXTRAS

The blinds/curtains, light fittings, freestanding electric cooker and washing machine are included in the sale but warranty is excluded.

HOME REPORT VALUATION

£400,000

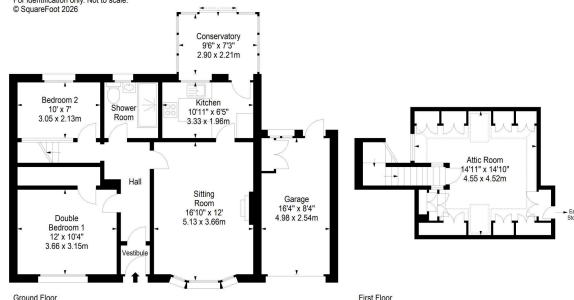


Sitting room	16'10 x 12' (5.13 x 3.66m)
Kitchen	10'11 x 6'5 (3.33 x 1.96m)
Conservatory	9'6 x 7'3 (2.90 x 2.21m)
Bedroom 1	12' x 10'4 (3.66 x 3.15m)
Bedroom 2	10' x 7' (3.05 x 2.13m)
Attic room	14'11 x 14'10 (4.55 x 4.52m)
Garage	16'4 x 8'4 (4.98 x 2.54m)

Priestfield Crescent, EH16 5JQ



Approx. Gross Internal Area
998 Sq Ft - 92.71 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

