



30/3 Prestonfield Avenue
PRESTONFIELD | EDINBURGH | EH16 5EH


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Well-presented first floor two-bedroom flat with shared garden and on-street parking, located in a popular development in Prestonfield around two miles to the South of the city centre.

This attractive property would make an excellent first time buy and investment alike. The property comprises a bright and spacious living room with dining area, a fully fitted kitchen that currently comprises a fridge/freezer, washing machine, electric hob, oven and fan. There are two well-proportioned bedrooms both with built in storage and completing the accommodation is the shower room with a waterfall shower and a heated towel rail.

The property also benefits from a secure entry system, on street parking and shared garden area with a lawn and shed. Early viewing is recommended.

- Entrance hall.
- Bright and Spacious living room with dining area.
- Fully fitted Kitchen.
- Two well-proportioned bedrooms.
- Shower room with Waterfall shower.
- Ample storage.
- Shared garden and on street parking.

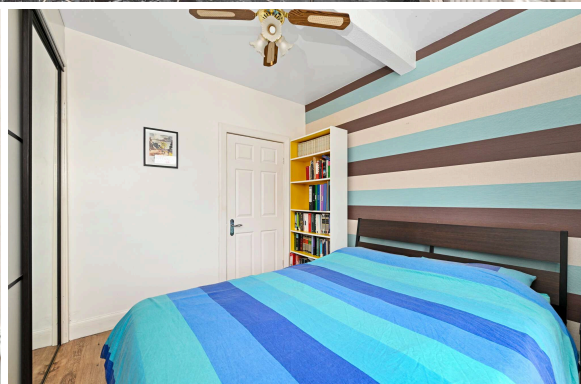
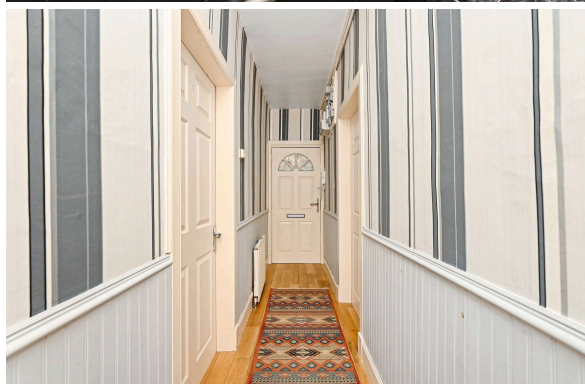
Council Tax B. Energy Rating C.

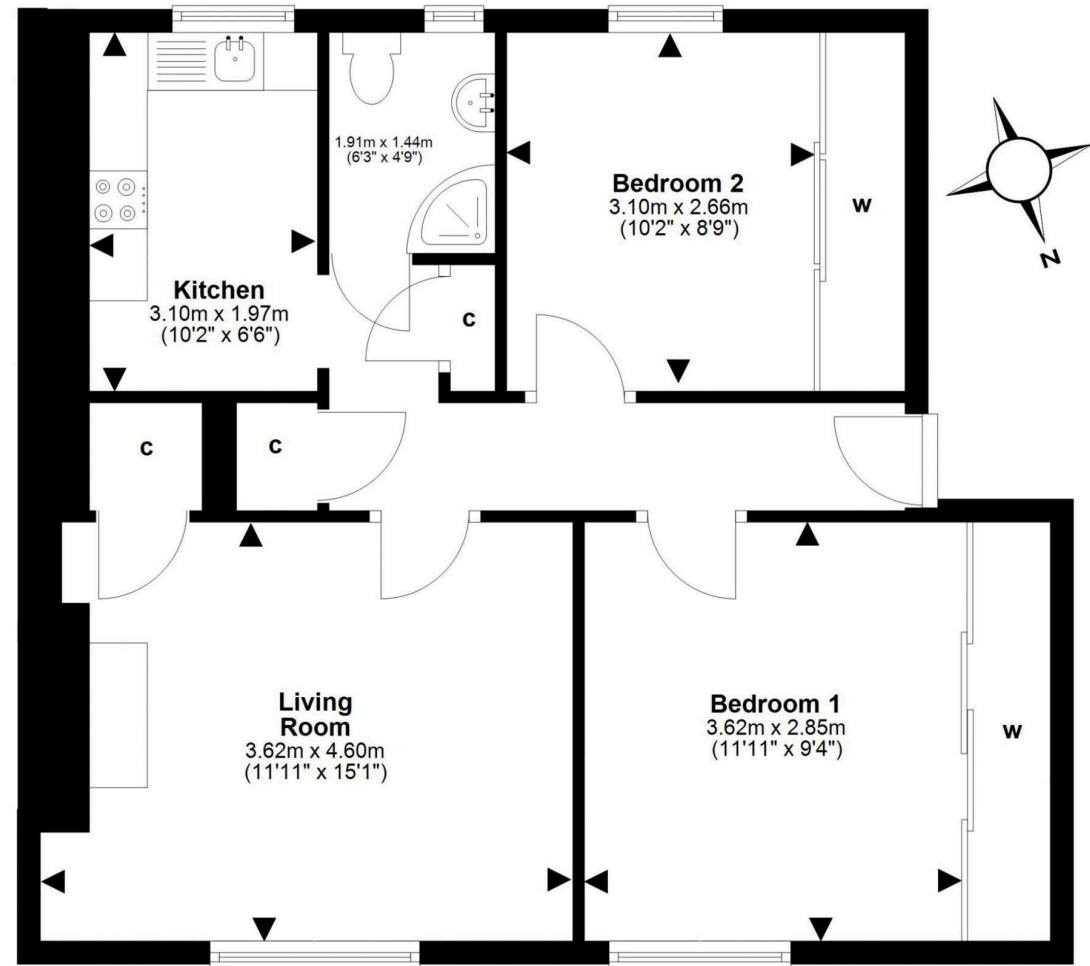
All fixtures, fittings, integrated kitchen appliances, washing machine, fridge, blinds, and curtain rails will be included in the sale.

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 there 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.