



# 15 West Preston Street

Edinburgh  
EH8 9PU

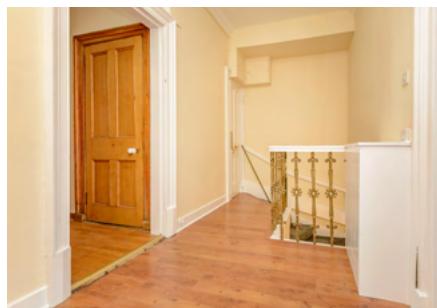
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SALES & LETTINGS

# 15 West Preston Street

15 West Preston Street is a spacious main-door property which has retained desirable features including working shutters, cornicing, and wooden flooring in the front rooms. Previously used as an HMO, the property would now benefit from modernisation and offers potential to create a generous and characterful family home. The accommodation comprises an entrance vestibule and welcoming hallway leading to a bright and well-proportioned, south facing sitting room with stripped floorboards, feature fireplace, working shutters and a large box room off. There is a double bedroom to the front with wash hand basin, and two further bedrooms to the rear—one with an en-suite shower and one with a shower cubicle. A separate shower room and WC complete the ground floor level. Stairs lead down to a large lower landing and a sizeable dining kitchen, fitted with a range of units and offers ample space for a dining table, along with a useful recess. A rear corridor provides access to the attractive communal garden, there is also a coal cellar.

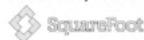
## Property Features

- 136m<sup>2</sup>
- Main Door
- Flexible Accommodation
- 3 Bedrooms
- Huge Potential
- Communal Garden

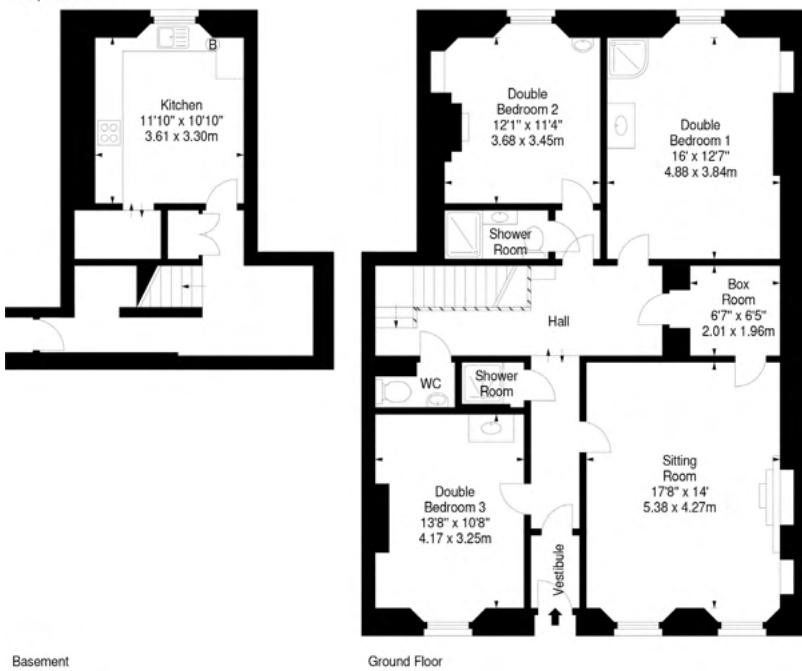




West Preston Street,  
Edinburgh,  
Midlothian, EH8 9PU



Approx. Gross Internal Area  
1463 Sq Ft - 135.91 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.

## Extras

All fitted floor coverings, light fittings and appliances are included in the sale (the seller will not warrant their working order).



Find out more

**0131 226 7733**

[sales@ieroproperty.com](mailto:sales@ieroproperty.com)

**61A Queen Street, Edinburgh, EH2 4NA**

## Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed [-sales@ieroproperty.com](mailto:sales@ieroproperty.com) in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

