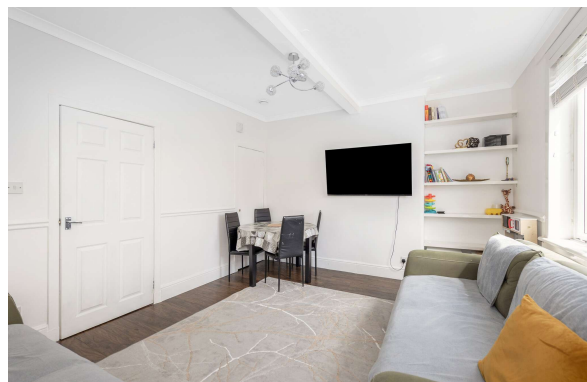




2/4 2/4 Clearburn Gardens  
PRESTONFIELD | EDINBURGH | EH16 5ET

  
**warners**  
solicitors & estate agents



## 2/4 2/4 Clearburn Gardens

PRESTONFIELD | EDINBURGH | EH16 5ET

Warners are delighted to present this bright and well-presented first-floor flat, quietly positioned within a popular residential development on the doorstep of Holyrood Park and Prestonfield Golf Course. Offering spacious accommodation and excellent transport links, this attractive home is ideally suited to first-time buyers, professionals and investors alike. The accommodation is entered via a welcoming L-shaped reception hallway, finished with contemporary neutral d cor and attractive wood-effect flooring which flows throughout much of the property. The bright and spacious living room enjoys excellent natural light from two large windows and offers ample space for both relaxing and dining, making it a comfortable and versatile living space. Positioned to the rear, the well-appointed kitchen enjoys a pleasant outlook over the gardens and is fitted with a range of wood-effect cabinetry, generous worktop space and room for a variety of freestanding appliances. There are two generous double bedrooms, both offering excellent proportions and ample space for freestanding furniture. Completing the accommodation is a stylish bathroom fitted with a contemporary three-piece suite with shower over the bath and attractive modern tiling. Further benefits include gas central heating, double glazing, excellent storage and access to a shared drying green. The property enjoys a highly convenient location on the southern edge of Holyrood Park, with Arthur's Seat, Prestonfield Golf Course and the open green spaces of the park all within easy walking distance. Cameron Toll Shopping Centre, Newington's excellent selection of caf s, bars and restaurants, the Royal Commonwealth Pool and Edinburgh city centre are all easily accessible, while regular bus services and nearby road links provide excellent connectivity throughout the capital and beyond. Early viewing is highly recommended to appreciate the space, location and excellent lifestyle this superb home has to offer.

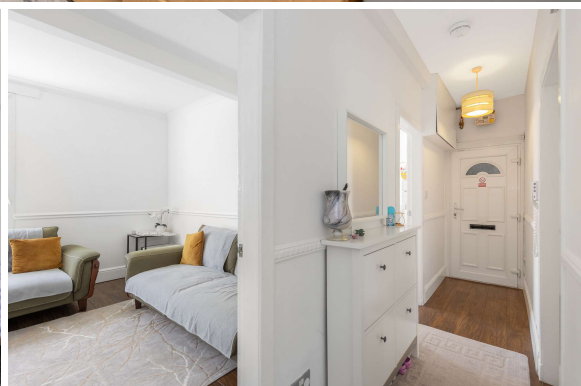
- Well-presented first-floor flat in Prestonfield, close to Holyrood Park, Arthur's Seat and within walking distance to Cameron Toll Shopping Centre
- Welcoming L-shaped entrance hallway with excellent storage
- Bright and spacious living/dining room
- Well-equipped kitchen with pleasant rear outlook
- Two double bedrooms
- Contemporary bathroom with three-piece suite and shower over bath
- Shared drying green
- Gas central heating and double glazing

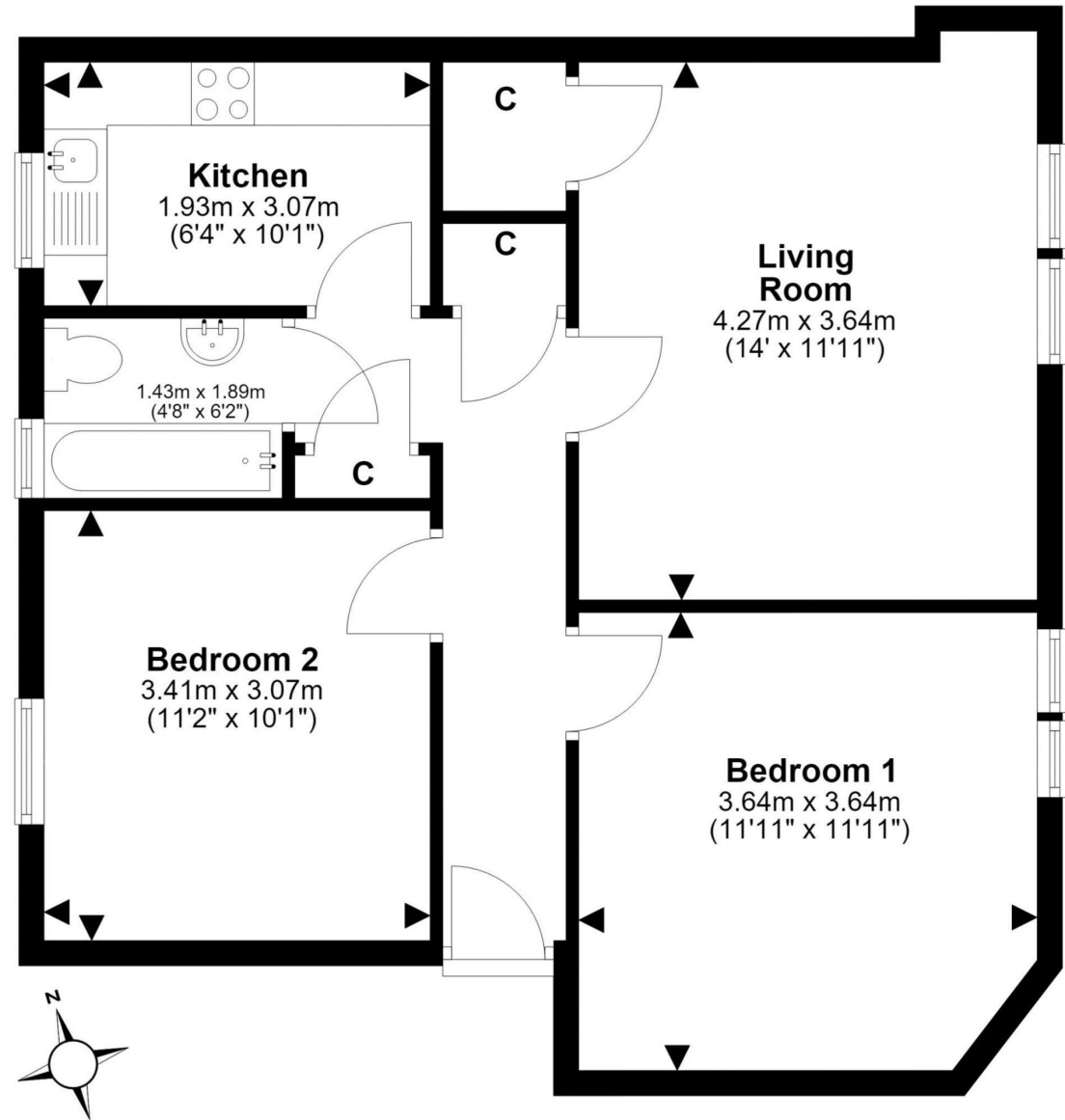
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Integrated kitchen appliance will be included in the sale of the property. EPC: C. CT: B.

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.