






29/4 PRESTONFIELD TERRACE

Prestonfield, Edinburgh, EH16 5EE

- 
1
Public Room
- 
2
Bedrooms
- 
1
Bathroom



29/4 PRESTONFIELD TERRACE

Part of an established residential development, this first-floor flat is a spacious residence with two double bedrooms. It has generous built-in storage and further benefits from a sunny living area, a kitchen with lovely views towards Arthur's Seat, and a tiled shower room with a three-piece suite. It also boasts private and communal gardens. The home provides buyers with an exciting opportunity for refurbishment, allowing you to set the style and standards of the interiors to your tastes and specification, while offering genuine scope to add significant value.

Set on a quiet cul-de-sac in Prestonfield, this property has an excellent location. It is just a brief stroll from local convenience stores, as well as regular bus links offering a swift commute into the city centre. Schools are also within easy reach, as is Cameron Toll Shopping Centre which is home to popular high-street stores, essential services, supermarkets, and eateries. There is a local golf course nearby and the Royal Commonwealth Pool is within walking distance along with Holyrood Park – the home of the iconic Arthur's Seat.







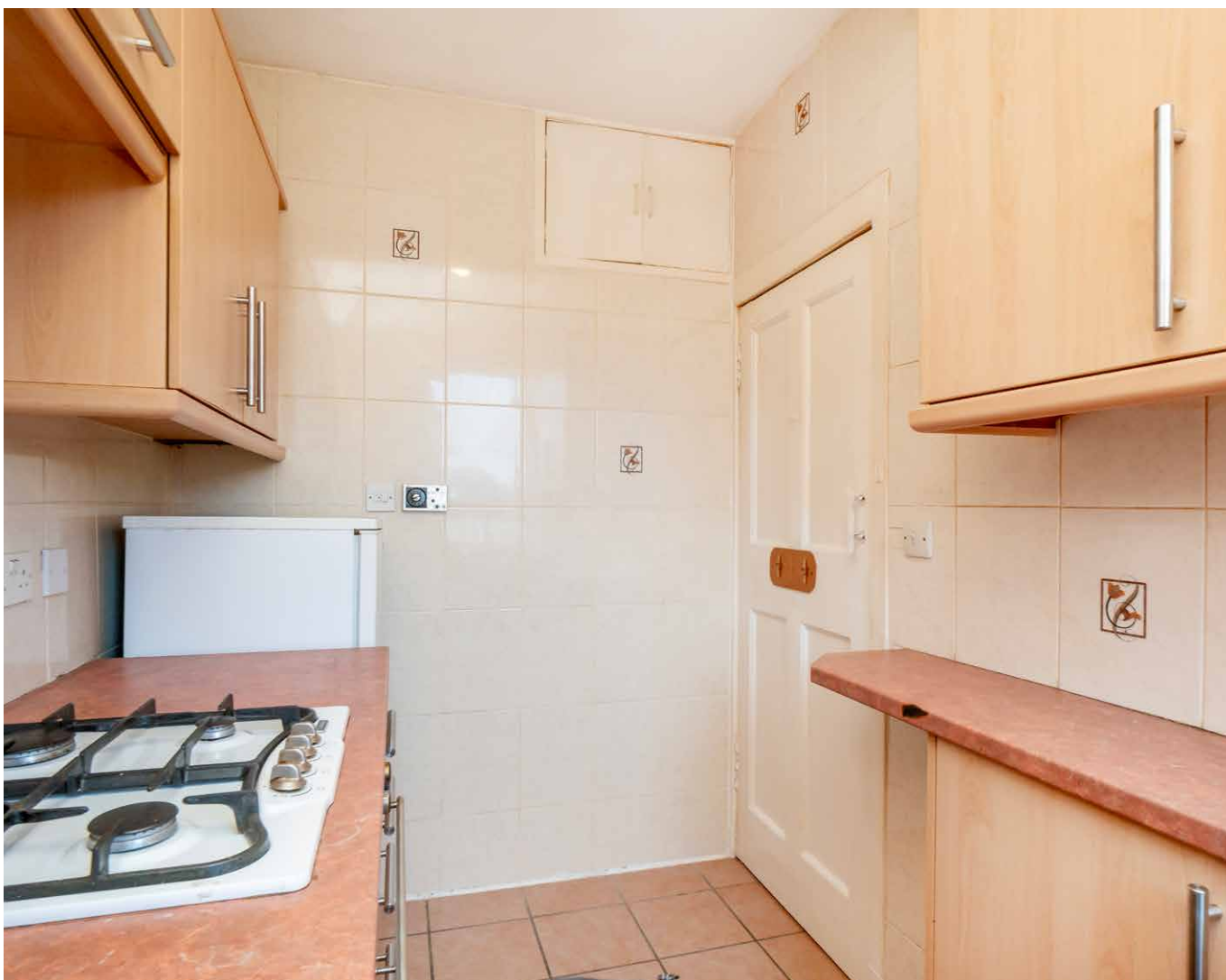
C
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A bright and spacious first-floor flat
- Prime location in popular Prestonfield
- Delightful views to Arthur's Seat
- Entrance hall with built-in storage
- South-facing living/dining room
- Well-appointed kitchen
- Two spacious double bedrooms
- Bright three-piece shower room
- Private section of rear garden
- Lawned communal garden
- Unrestricted on-street parking









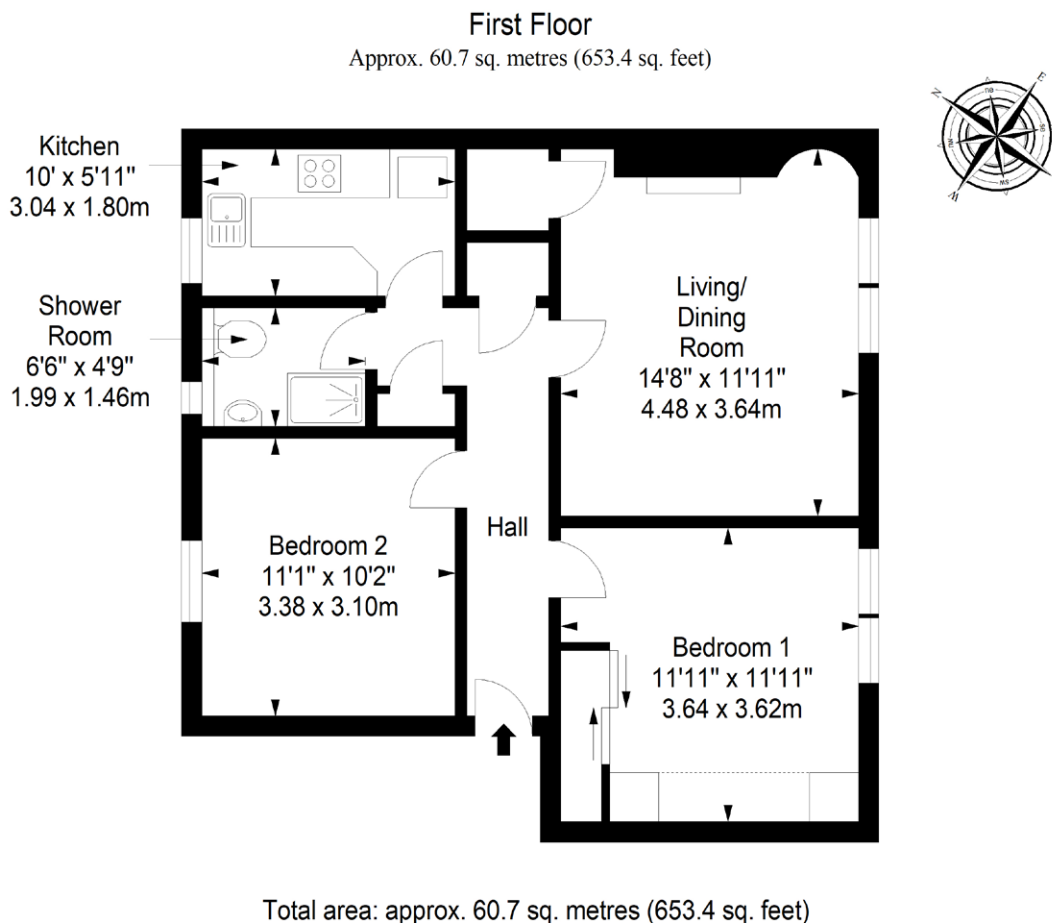
The property is sold as seen condition, including an integrated oven and gas hob.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are also to be left in a sold as seen condition.



PRESTONFIELD, EDINBURGH

Situated just two miles south of Edinburgh city centre, beside the breathtaking Arthur's Seat and Holyrood Park, the mainly residential suburb of Prestonfield enjoys a highly desirable setting. Dalkeith Road offers excellent everyday shopping amenities, whilst the neighbouring area of Newington provides a wealth of diverse shopping amenities and is home to some of the capital's most celebrated entertainment venues. Just a short distance away, Cameron Toll shopping centre provides further retail outlets, including a large supermarket. Whilst outdoor pursuits can be easily enjoyed at nearby Holyrood Park and local Peffermill Playing Fields, the Royal Commonwealth Pool and leisure complex provides excellent indoor sports facilities. Numerous highly-regarded golf courses can also be found close by. The area benefits from good state education facilities within its catchment area, whilst many of Edinburgh's outstanding independent schools are all easily accessible. The highly convenient location of Prestonfield is well-served by fantastic transport links into the city and further afield, with the City Bypass and motorway network also within easy reach.



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