

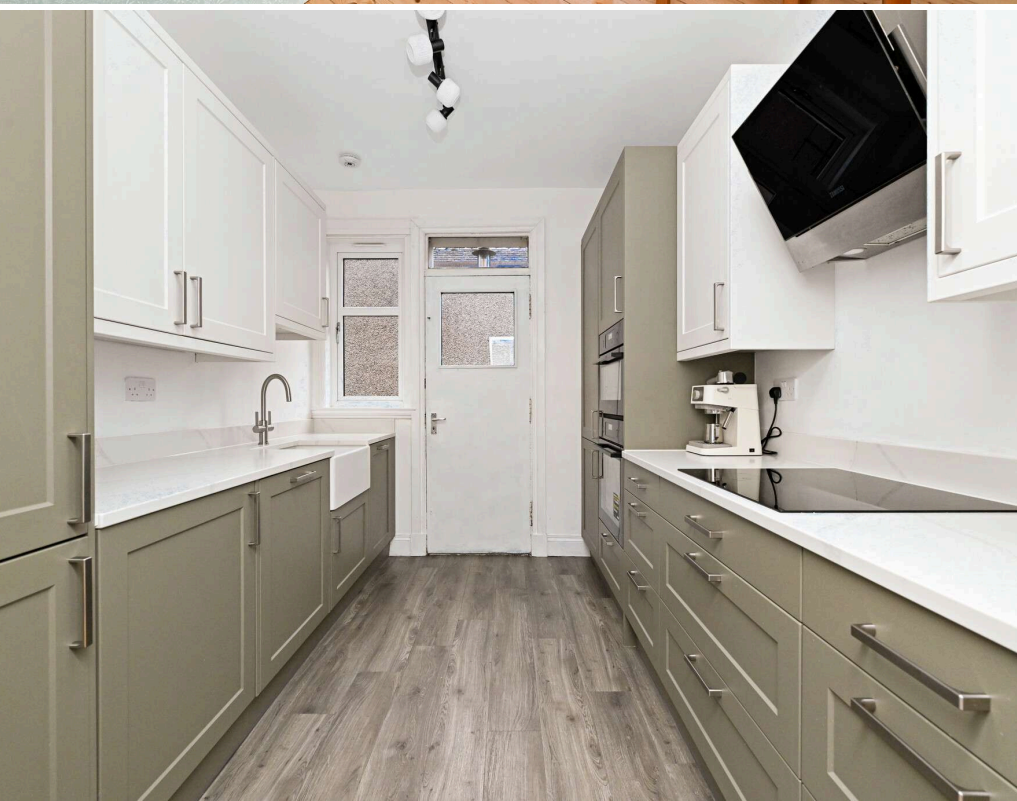


103 Priestfield Road, Edinburgh, EH16 5JD



Welcome

Welcome to Priestfield Road, this beautifully presented detached three bedroom bungalow enjoying a prime position on the ever-popular Priestfield Road benefits from gardens to the front and to the rear along with a driveway. This rarely available home has been tastefully upgraded by the current owners and offers generous, flexible accommodation arranged over one level making this property an ideal opportunity for families, downsizers, or anyone seeking peaceful living within easy reach of Edinburgh's city centre. Presented to the market in excellent order throughout, we would recommend an early viewing.



- Entrance vestibule
- Reception hallway
- Three double bedrooms
- Rear facing living/dining room
- Newly installed kitchen with a range of integrated appliances
- Newly fitted bathroom comprising WC, wash hand basin, bath with shower over
- Hatch to partially floored attic accessed by a fixed ladder
- Gas central heating - boiler recently replaced
- Generous gardens to the front and rear
- Driveway with further on street parking



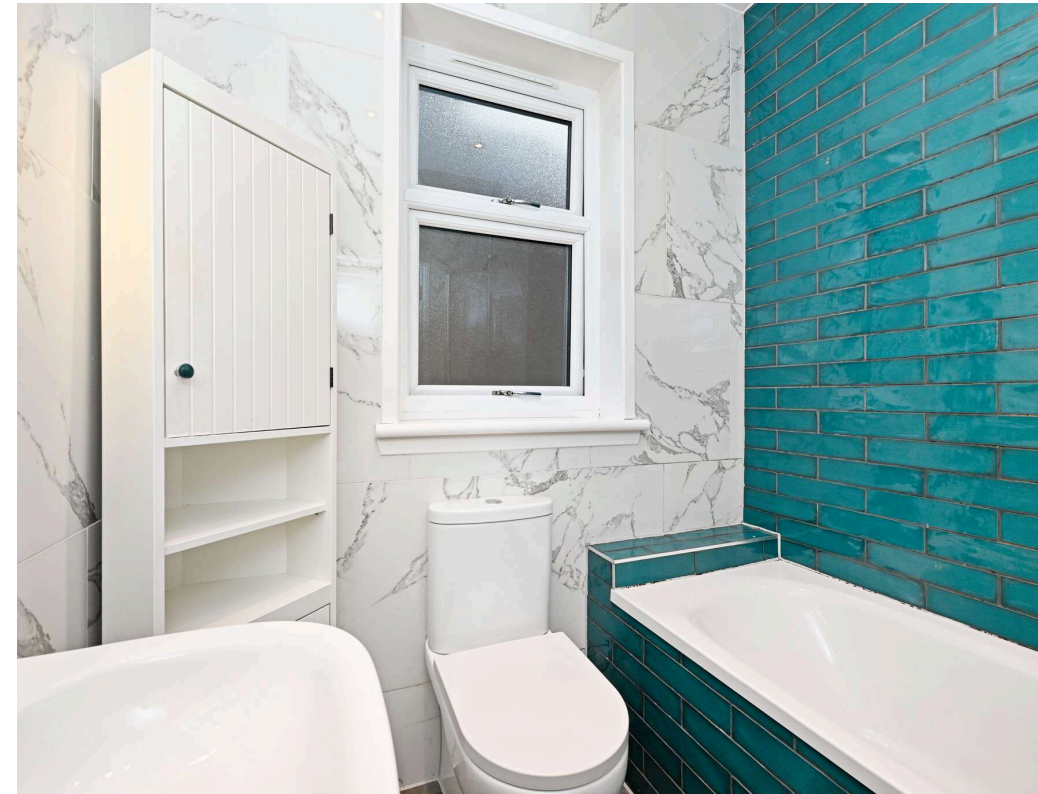


Priestfield

Priestfield is a desirable residential area situated south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away. The location is convenient for those working at the Edinburgh University campuses, particularly the Kings Buildings campus, the Royal Infirmary, and the Scottish Parliament, all within short distance of the property. Nearby districts of Newington, The Grange and Marchmont offering further shops, including a Waitrose and M&S Food Hall, cafes, bars and boutique shops. There are plenty of leisure and recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill and several wellrenowned golf courses. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.





Get in touch

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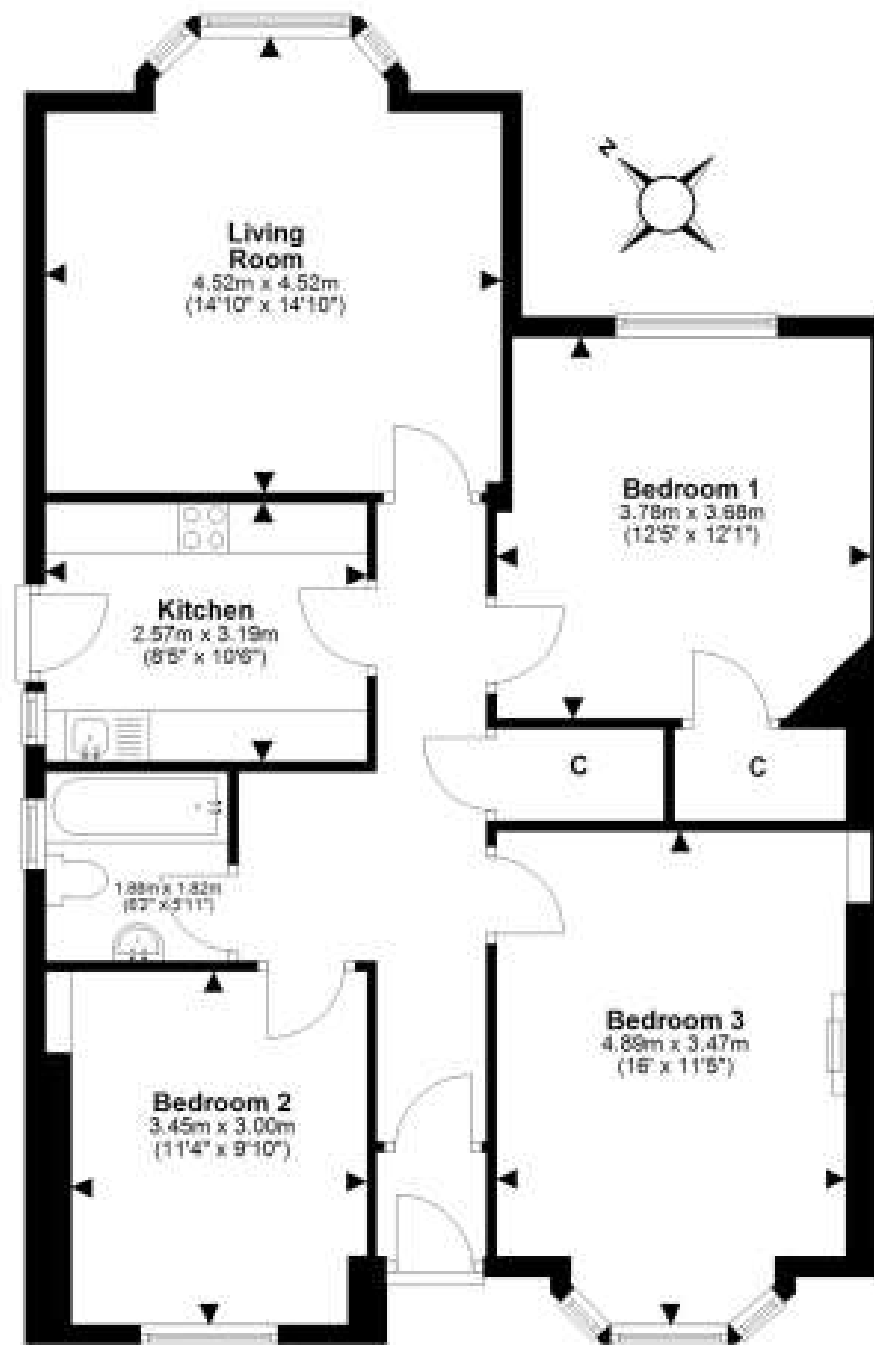
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.