

# 3 Priestfield Avenue

EDINBURGH, EH16 5JJ



*Spacious Detached Three Bedroom Family Home In  
Edinburgh's Sought After Prestonfield*



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McEwan Fraser Legal is delighted to present this three-bedroom house in Prestonfield. The property is in walk-in condition having been upgraded by the current owners.

# THE LOUNGE



Inside, the property comprises of:

- Spacious and bright living room which has been tastefully decorated and styled by the current owners, giving an idea as to what this could be to another buyer.
- Fully equipped kitchen which is fitted with electric induction hob, double oven and freestanding white goods. From the kitchen, you have direct access to a small conservatory at the side of the house which also provides outdoor access.
- Large dining room which is accessed from the hallway, side facing window allowing for the room to be bright and private. The dining room also gives access to bedroom three.



# THE KITCHEN





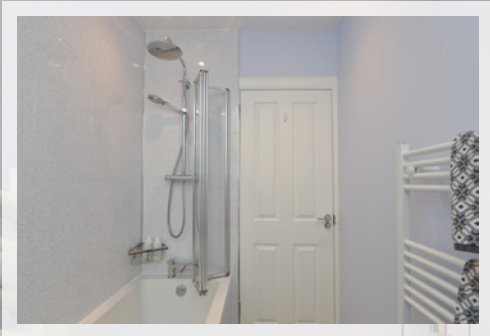
# THE DINING ROOM





- The bathroom has been modernised and has been done with simplicity in mind. This three-piece bathroom is well proportioned and has a shower over the bath.
- The home is well equipped with three well proportioned double bedrooms. Bedroom three has direct rear access which would make an excellent spare bedroom which is what the current owners have used it as. That and a home office.
- As this is a single-story bungalow there is a pitched roof above which provides this property with both excellent storage and development opportunity. With the correct consent, this three bedroom two public room family home could become a 4 bedroom with two bathrooms. The attic is currently floored and decorated. with access via a built-in ladder for convenience.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE ATTIC





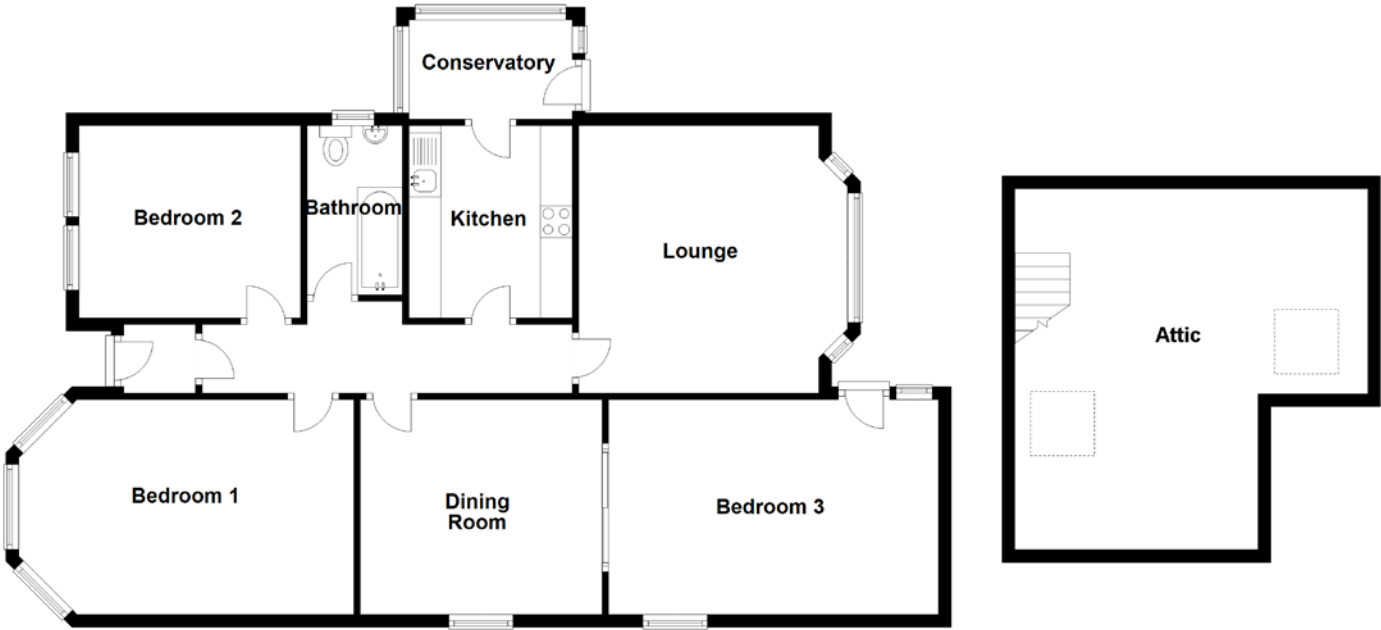
In addition, the property includes a private front, rear and side garden with a private gated driveway and carport, suitable for two small cars or one family car. This property is fitted with gas heating and full double glazing, making for a warm family home, year-round.

# THE GARDEN

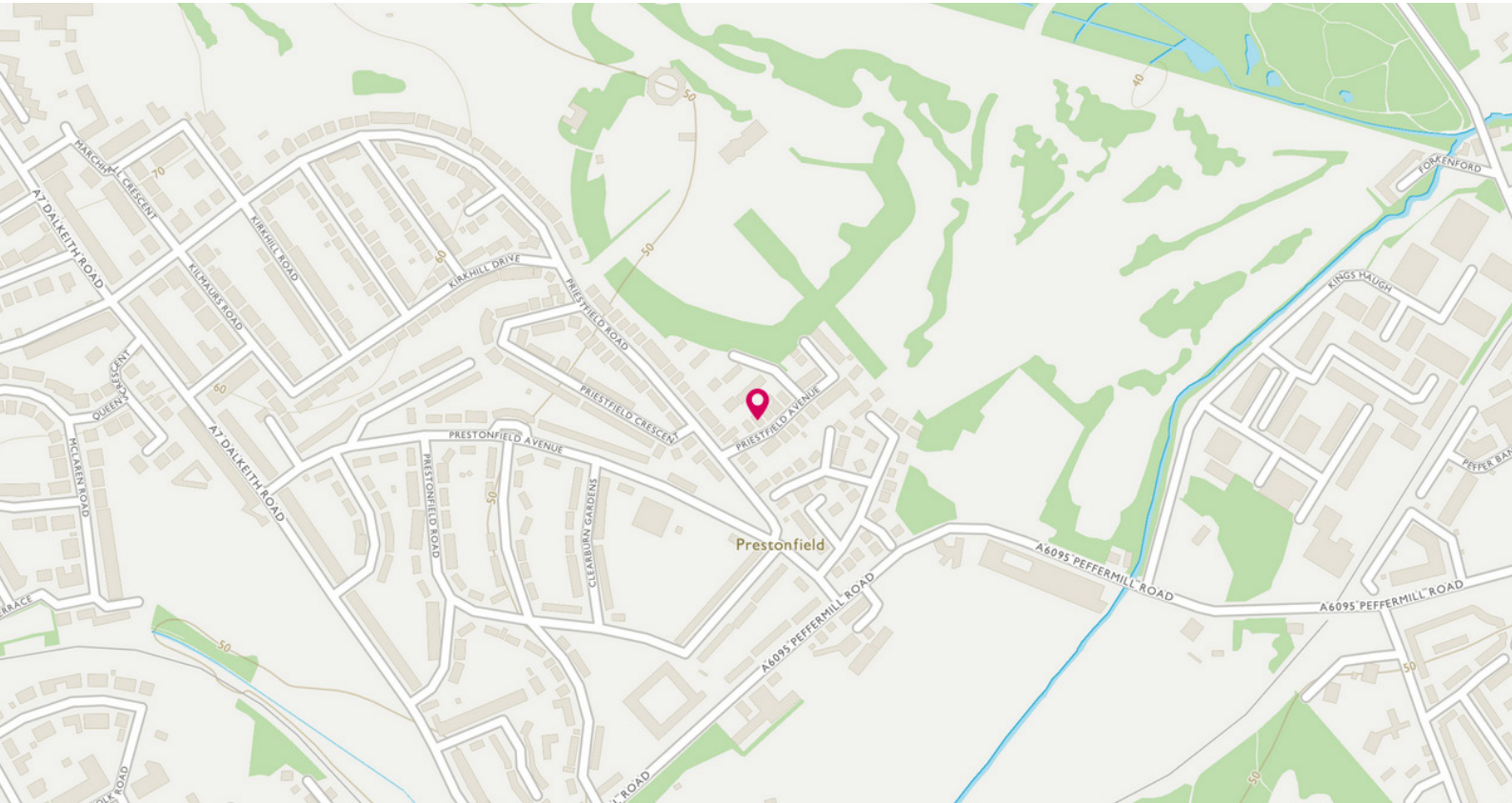




# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		
Lounge	4.54m (14'11") x 4.20m (13'9")	Bedroom 2 3.46m (11'4") x 3.00m (9'10")
Kitchen	3.20m (10'6") x 2.55m (8'4")	Bedroom 3 5.15m (16'11") x 3.35m (11')
Conservatory	2.50m (8'2") x 1.55m (5'1")	Bathroom 2.64m (8'8") x 1.49m (4'11")
Dining Room	3.78m (12'5") x 3.64m (11'11")	Attic 5.62m (18'5") x 5.51m (18'1")
Bedroom 1	5.23m (17'2") x 3.45m (11'4")	Gross internal floor area (m <sup>2</sup> ): 104m <sup>2</sup>
		EPC Rating: D





# THE LOCATION

Prestonfield is a much respected residential district situated on the very edge of Prestonfield Golf Course and Queens Park. Arthur's Seat forms a dramatic background to this whole area and offers the opportunity for country-like walks within the very heart of the city.







Dalkeith Road is the main route into the city centre and nearby. On this road, there are local shops providing most daily requirements. In nearby Newington there is an excellent choice of banking, building society and Post Office services. Even closer lies the Cameron Toll Shopping Centre, this is within a relatively short walk from the property and operates on a seven day a week basis over extended hours. It provides exceptionally good facilities within a fully enclosed shopping precinct.

This is a convenient central location, well served locally, surrounded by excellent services, facilities and amenities and within the easiest possible reach of the city centre.



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