

# 65 Priestfield Road

PRESTONFIELD, EDINBURGH, EH16 5HX



*Spacious Three Bedroom Detached Family Home  
In The Popular Prestonfield Area of Edinburgh*



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McEwan Fraser Legal is delighted to present this three-bedroom detached family home in the heart of Edinburgh's Prestonfield area. Close by the city centre and city bypass for further connections.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living room which provides access into the rear garden.
- Fully equipped kitchen which provides access to the side of the property.
- The house has a generous dining room which also leads onto the conservatory.

# THE KITCHEN



# THE DINING ROOM



# THE CONSERVATORY





- The property benefits from two bedrooms on the ground floor and a large master on the first floor.
- There is one main family bathroom on the ground floor however, with the correct planning there is more than adequate space off the master bedroom on the first floor for an en suite bathroom.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3

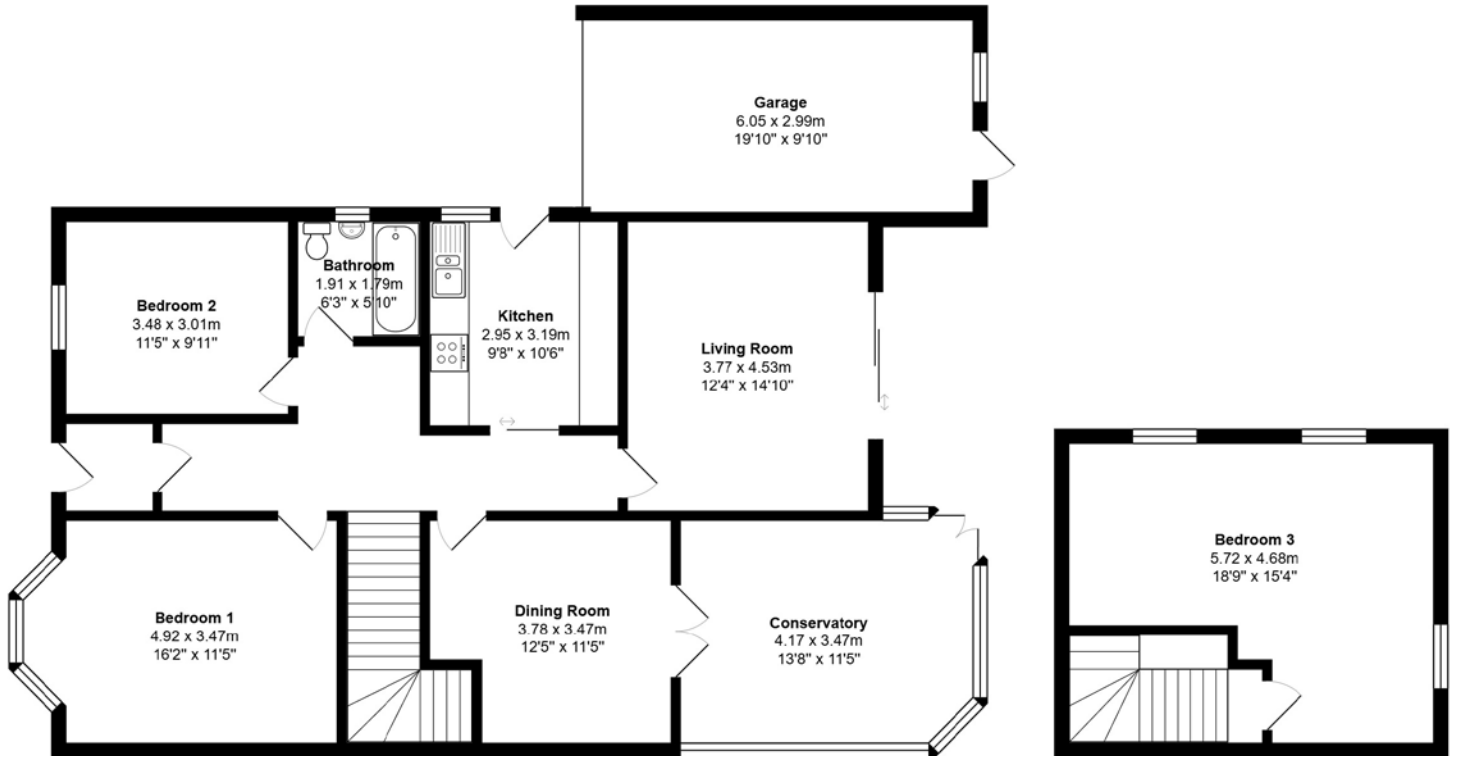


In addition, the property includes a private front and rear garden, garage, gas central heating and double-glazed windows making for a warm family home, year-round.

# EXTERNALS & VIEW

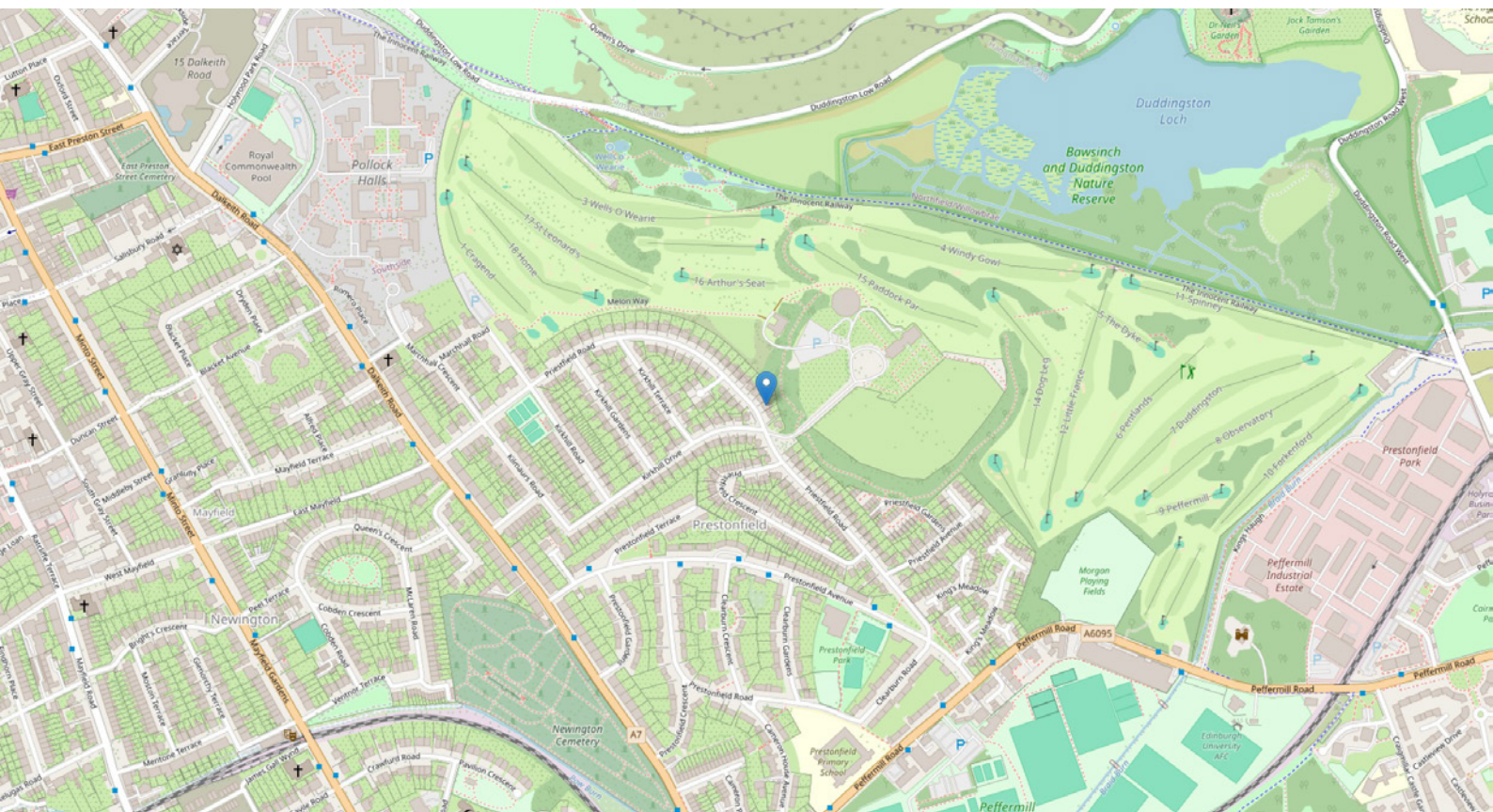


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 125m<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 is a very useful parade of local shops providing most daily requirements. However, some of the city's best suburban shopping facilities are situated just beyond that at Salisbury/Newington where there is an excellent choice of banking, building society and post office services. Even closer lies the Cameron Toll Shopping Centre. In fact, this is within a relatively short walk and operates on a seven-day-a-week basis over extended hours. It provides exceptionally good facilities within a fully enclosed shopping precinct and also provides banking and building society services.

Although Edinburgh's entertainment facilities tend to be highly concentrated over at Lothian Road, nearby Newington is not without its own facilities including the Festival Theatre and Queens Hall, along with a good choice of restaurants and bars. For those who enjoy more strenuous pastimes, the Royal Commonwealth Pool lies nearby at the entrance to Holyrood Park. On the far side of the park is Meadowbank Sports Centre and there are several golf courses within easy reach.

All things considered, 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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