

15 Kirkhill Drive

PRESTONFIELD, EDINBURGH, EH16 5DH



*DETACHED THREE-BEDROOM
BUNGALOW WITH CONSERVATORY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present this three-bedroom detached bungalow in the highly sought-after Prestonfield area of Edinburgh, EH16 5DH, offering generous accommodation, private outdoor space and stunning views towards Arthur's Seat. The property benefits from an open driveway, private garage and gated access to the rear garden.

On entering, you are welcomed by a bright and spacious hallway finished with neutral décor and luxury vinyl tile flooring which flows throughout much of the home, creating a cohesive and contemporary feel.

The well-proportioned living room provides an excellent space for relaxing and entertaining, and seamlessly connects to a large conservatory which floods the space with natural light through expansive glazing. The conservatory features white tiled flooring and offers direct access to the rear garden and garage via double glass patio doors.

The Property







The modern, contemporary kitchen is fitted with grey tiling, grey brick-effect splashback, grey worktops and crisp white cabinetry, complemented by luxury vinyl tile flooring. It also benefits from rear access via a glass panel patio door and additional side window, enhancing both light and practicality.





There are three well-proportioned bedrooms, all finished with white walls and large windows. The third bedroom is currently utilised as a study, and finished with luxury vinyl tile flooring. All bedrooms benefit from built-in storage.





Bedroom 2





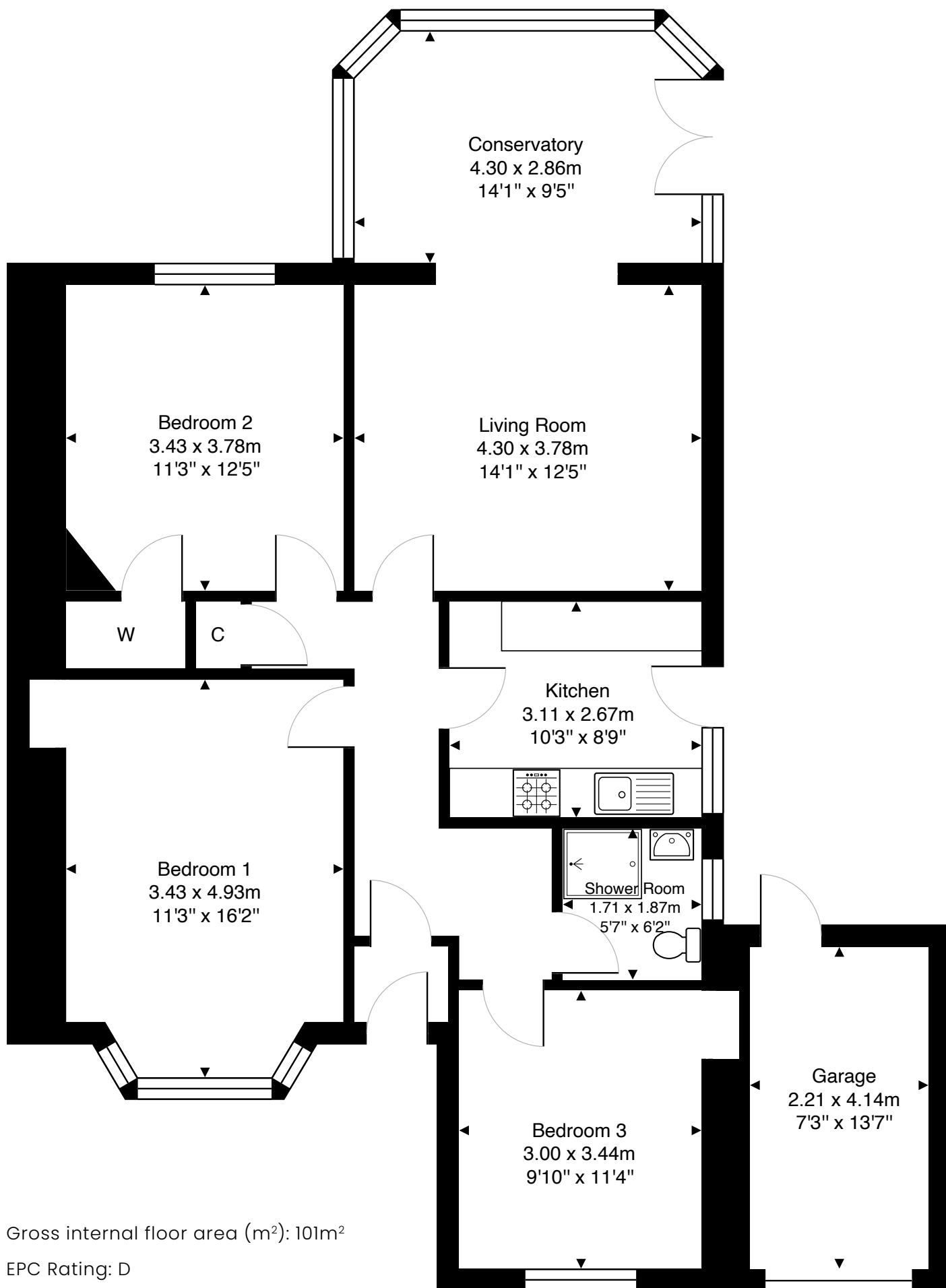
Bedroom 3





The shower room is finished with white and grey marble-effect wet wall panelling and features a glass shower screen, white wash basin with mirrored storage above, and a large window allowing for excellent natural light.





Gross internal floor area (m²): 101m²

EPC Rating: D

Externally, the property boasts a generous rear garden with superb views towards Arthur's Seat. The space is predominantly paved with slabs and decorative stones, complemented by mature trees and planting, and offers an ideal setting for outdoor seating and entertaining.



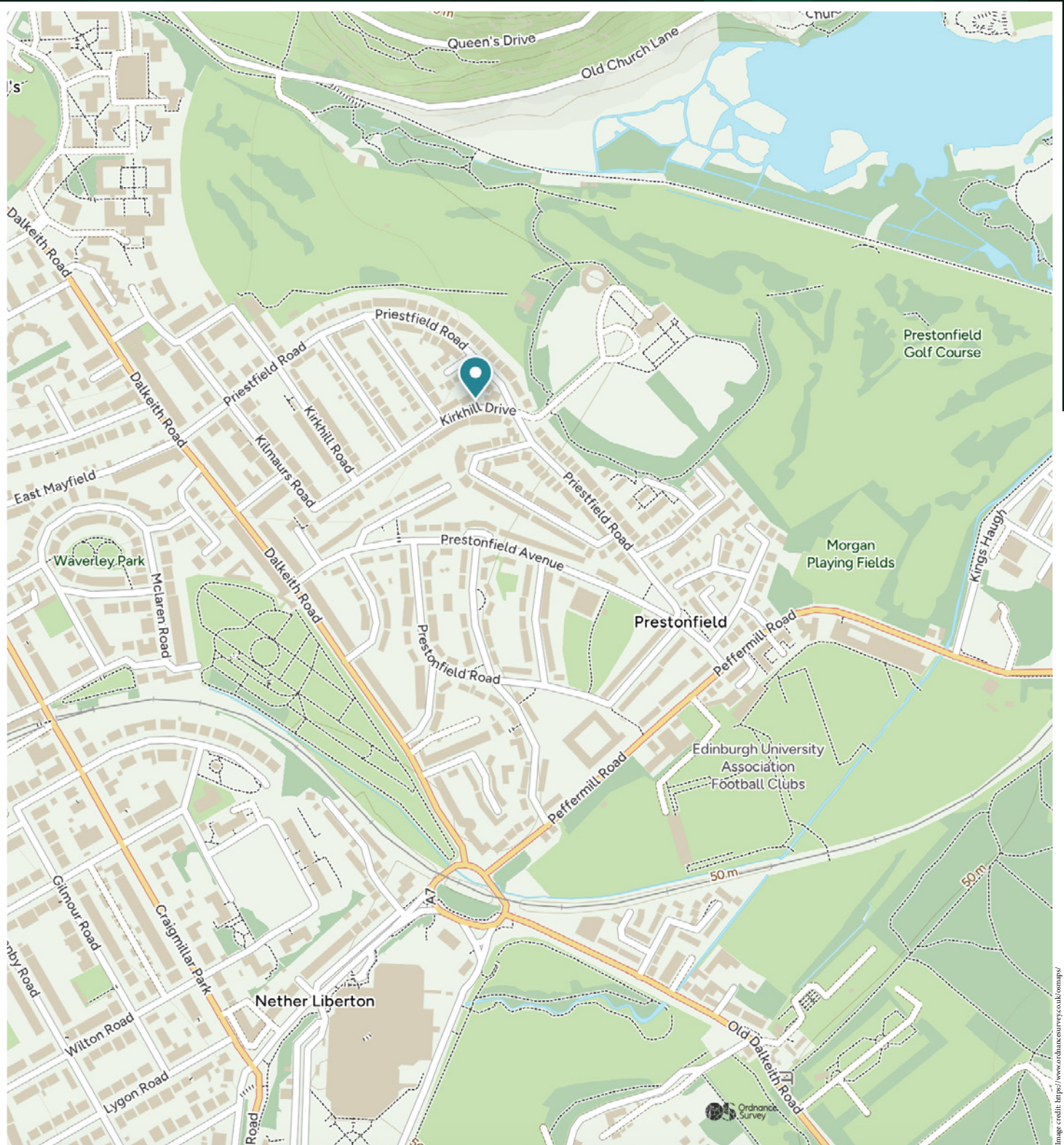




Prestonfield is a sought-after residential area situated to the south of Edinburgh city centre, ideally positioned at the foot of Arthur's Seat and Holyrood Park. The area is well known for its peaceful, established streets, leafy surroundings and attractive mix of traditional and modern homes. Offering excellent access to open green spaces, Prestonfield is perfect for outdoor enthusiasts while still being within easy reach of the city centre and the Old Town.

A range of local amenities can be found nearby, along with convenient public transport links providing easy access across the city. The area is also well placed for access to Edinburgh University and the Royal Infirmary, making it popular with a wide range of buyers.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.