

15 Kirkhill Drive

EDINBURGH, EH16 5DH



*SPACIOUS THREE BEDROOM DETACHED HOUSE IN
EDINBURGH'S DESIRABLE PRESTONFIELD*



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McEwan Fraser Legal is delighted to present this three bedroom detached house in Edinburgh's desirable Prestonfield. The property is very well proportioned and is an excellent development opportunity.

Inside, the property comprises of a generously proportioned living room which has the feature fireplace as a focal point and also the lounge provides access to the large conservatory via sliding doors. The conservatory provides access to the rear garden via modern French doors. A fully equipped spacious kitchen providing rear access and benefits from gas hob, fan oven and free-standing white goods. Whilst the kitchen would benefit from upgrading, it is still very much functional. The house has three well-proportioned bedrooms of which two are spacious double bedrooms and the third is more of a single bedroom size. The shower room has been modernised with functionality in mind. This is a wet room shower room and is a three-piece suite with a shower, sink and WC. A bath could easily fit and it is our understanding that a bath was removed to accommodate the wet room.

In addition to this, the property includes a spacious Attic, large back garden, off-street parking in the form of the driveway and free on-street parking for visitors and residents alike. The home has gas central heating and is also fully double glazed throughout.

15 Kirkhill Drive





the kitchen



conservatory





bedroom 1



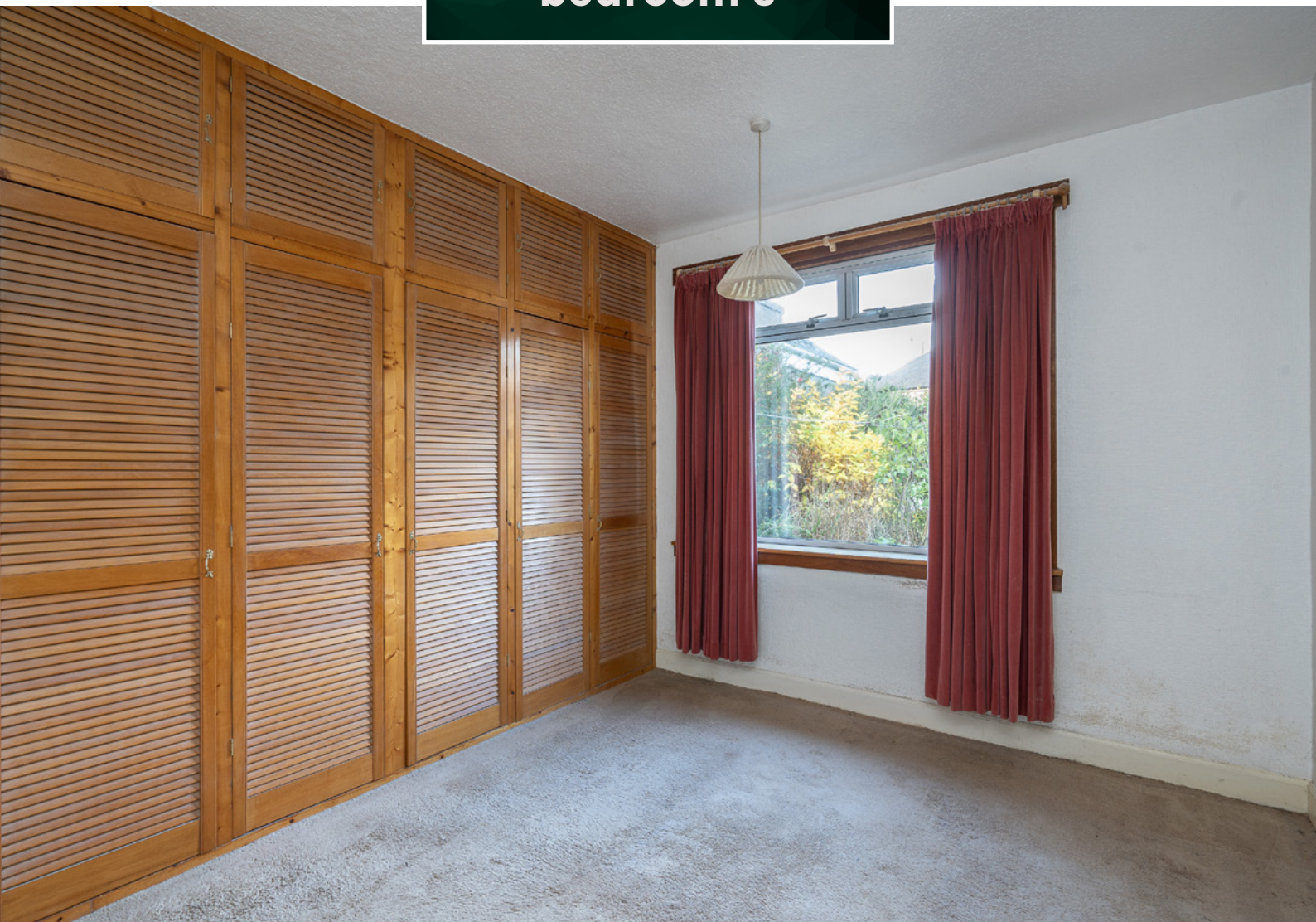


bedroom 2





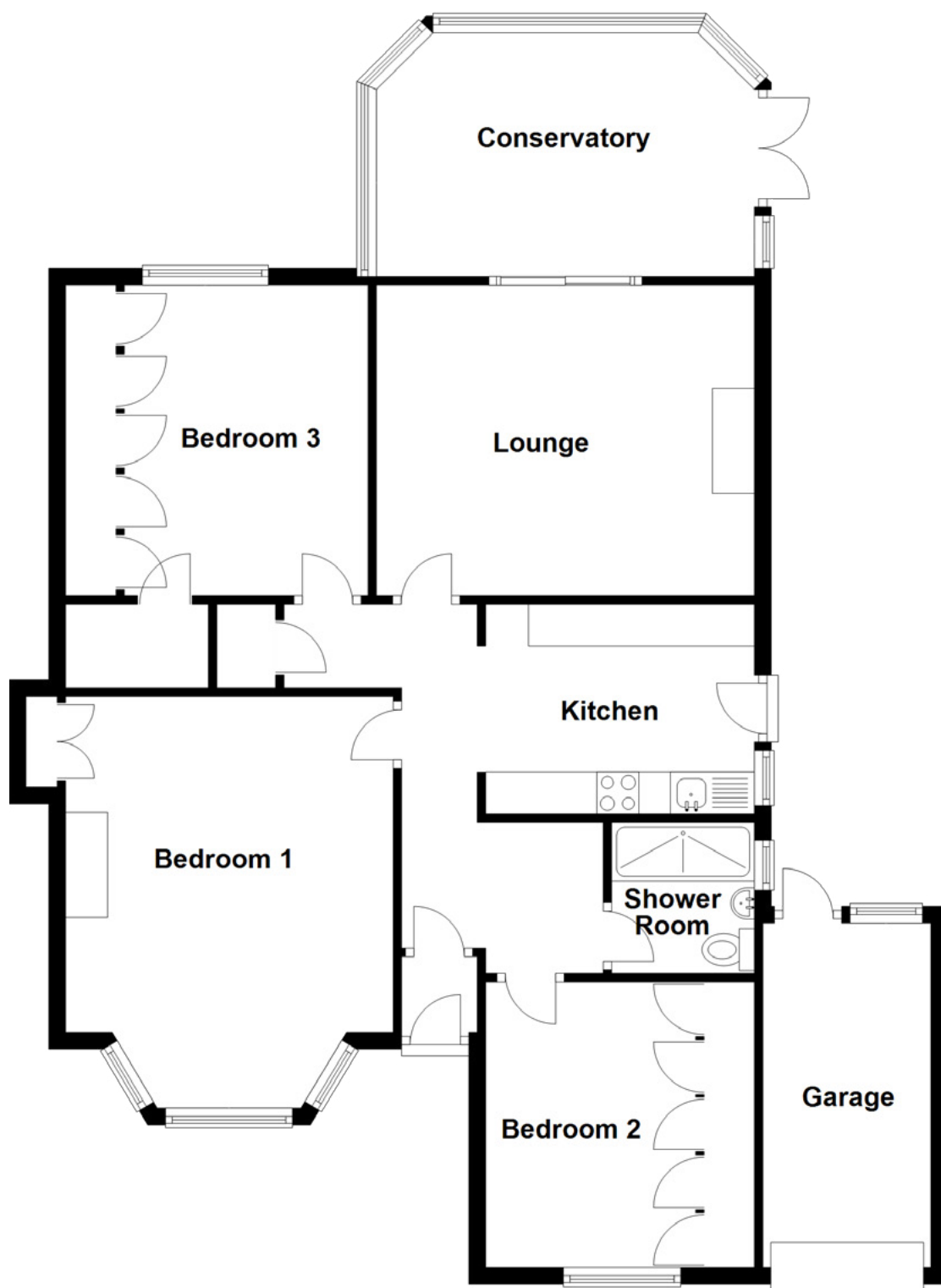
bedroom 3





shower room





Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")	Shower Room	1.80m (5'11") x 1.70m (5'7")
Kitchen	3.20m (10'6") x 2.50m (8'2")	Garage	4.10m (13'5") x 2.00m (6'7")
Conservatory	4.50m (14'9") x 2.90m (9'6")	Gross internal floor area (m ²): 97m ² EPC Rating: D	
Bedroom 1	4.00m (13'1") x 3.90m (12'10")		
Bedroom 2	3.40m (11'2") x 2.50m (8'2")		
Bedroom 3	3.70m (12'2") x 2.90m (9'6")		

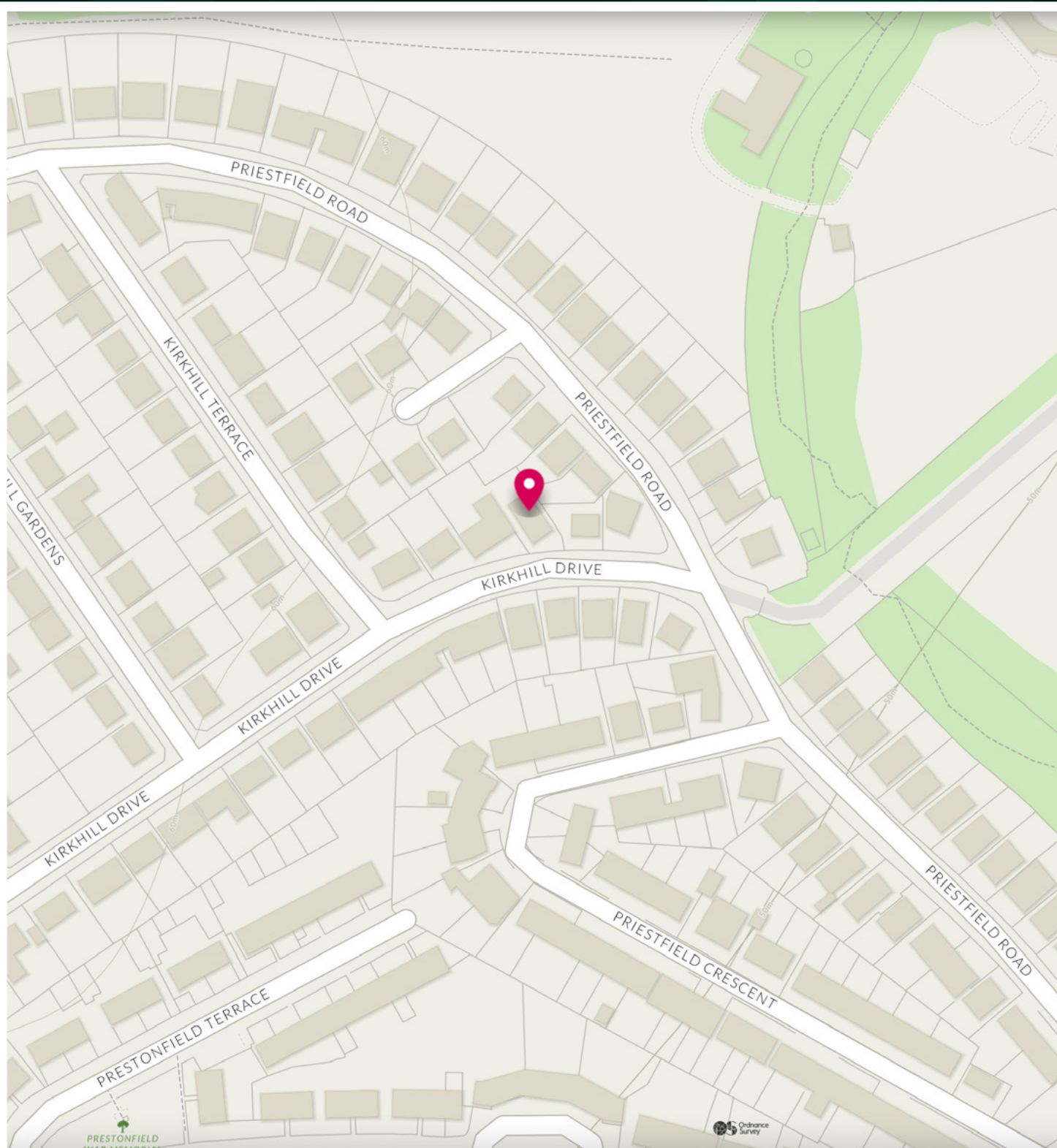




Prestonfield is a much respected residential district situated on the very edge of Prestonfield Golf Course and Queens Park. Arthur's Seat forms a dramatic background to this whole area and offers the opportunity for country-like walks within the very heart of the city.

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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