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*Spacious Two Bedroom Ground Floor Flat In
Prestonfield With Private Front Garden*



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat in Edinburgh's popular area of Prestonfield.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living/dining area which overlooks the private front garden.
- Fully equipped kitchen with hob, fan oven and is fresh and modern.

THE KITCHEN





- The flat benefits from two double bedrooms of which both are double in size and offer ample space for freestanding furniture.
- There is one main shower room which is modern with a three-piece suite.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

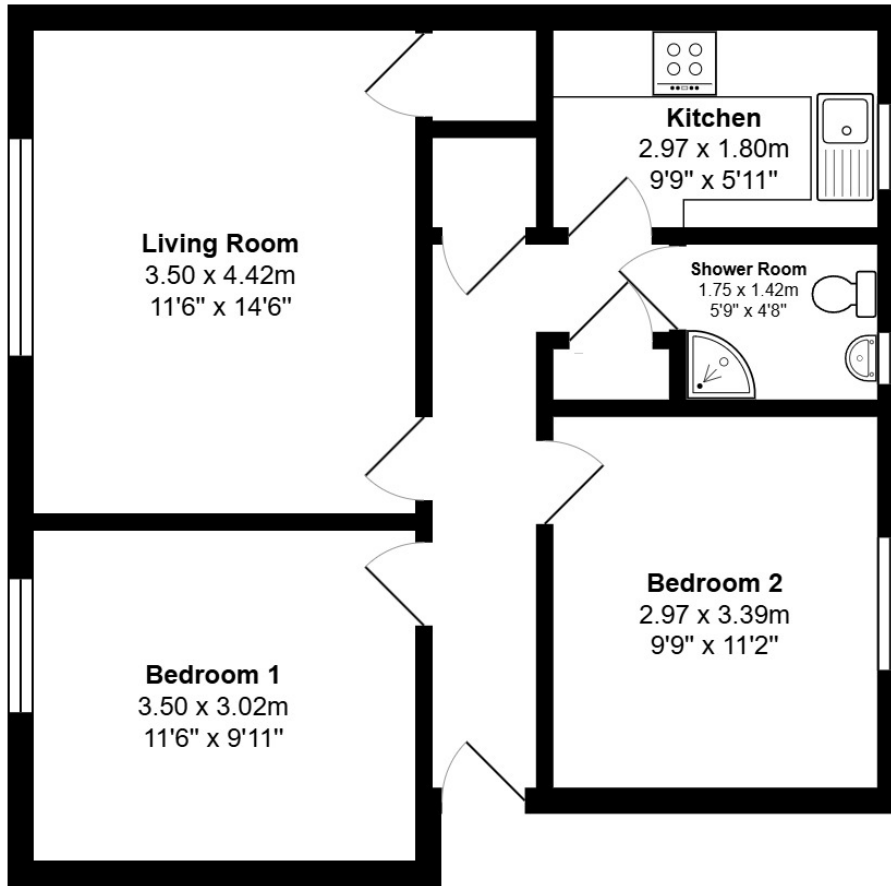


In addition, the property includes a private front garden, a shared communal garden to the rear, a gas combi boiler and double-glazed windows.

EXTERNALS

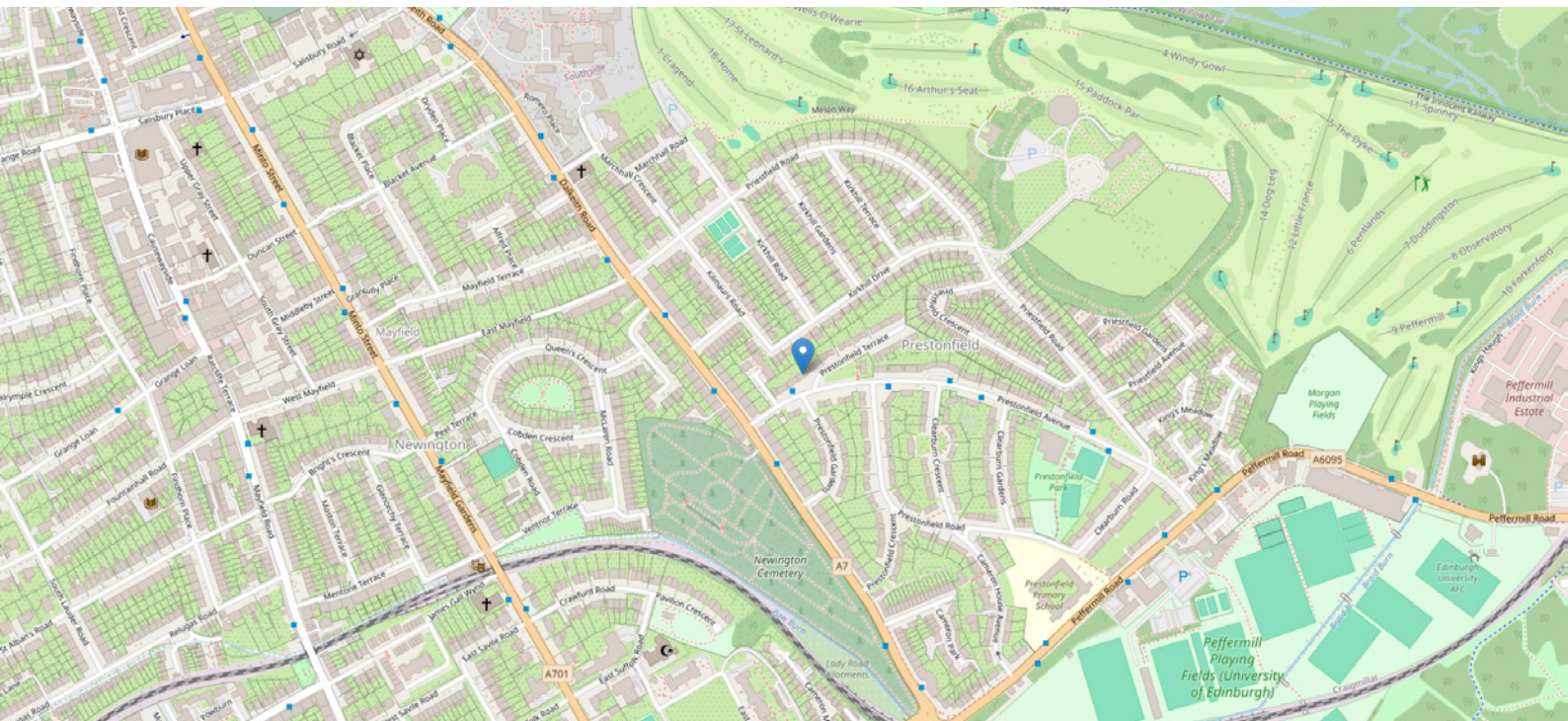


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57.5m²
EPC Rating: C



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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