

# 5/1 Peffermill Road

PRESTONFIELD, EDINBURGH, EH16 5LQ



*Superb one-bedroom ground floor flat, making for an ideal first-time purchase or buy-to-let investment*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





An excellent opportunity has arisen to acquire this superb one bedroom ground floor flat situated within the popular Prestonfield area of Edinburgh, making for an ideal first-time purchase or buy-to-let investment.

# THE LOUNGE



Internally, the property is in good decorative order while briefly consisting of; an entrance hallway with a large cloak cupboard with shelving, a bright and spacious lounge with an electric fireplace and room for dining table and chairs, a partially-tiled kitchen with an integrated hob and oven, a double cupboard housing the water tank as well as a deceptively big overhead double cupboard for further storage.



# THE KITCHEN





The double bedroom is large in size offering ample space for freestanding furniture and different layout options. The internal plan is complete with a part-splash-panel three-piece bathroom suite with an over-bath shower.

## THE BEDROOM





# THE BATHROOM





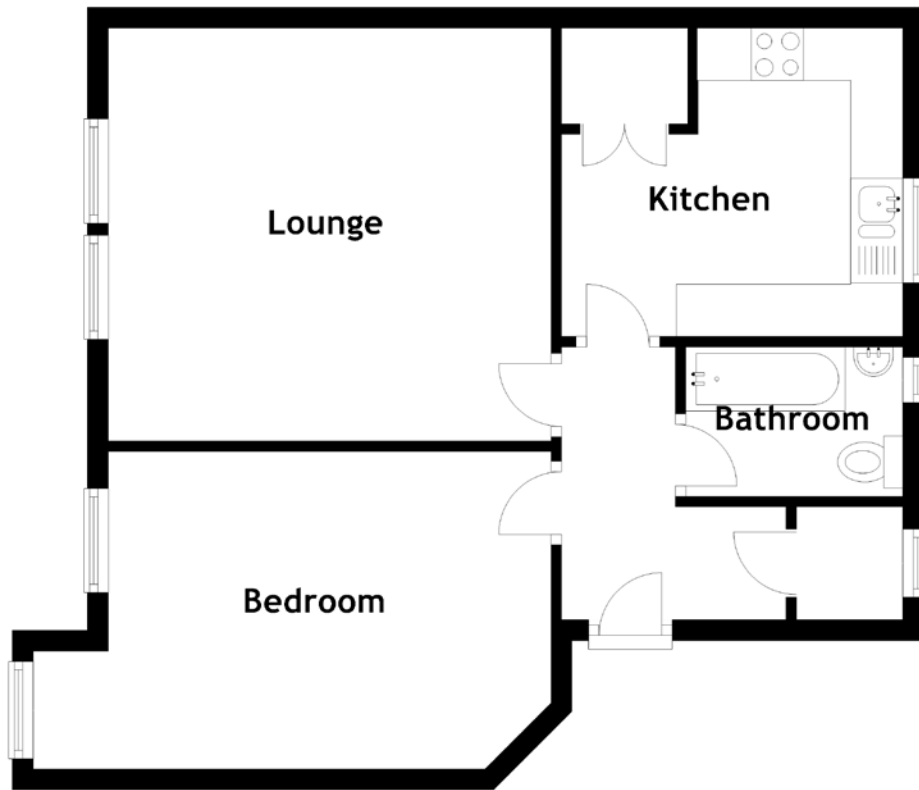
This property also benefits from; gas central heating, full double glazing, a private garden to the front of the property, a shared drying green to the rear and more than adequate unrestricted on-street parking to accommodate residents and visitors alike.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

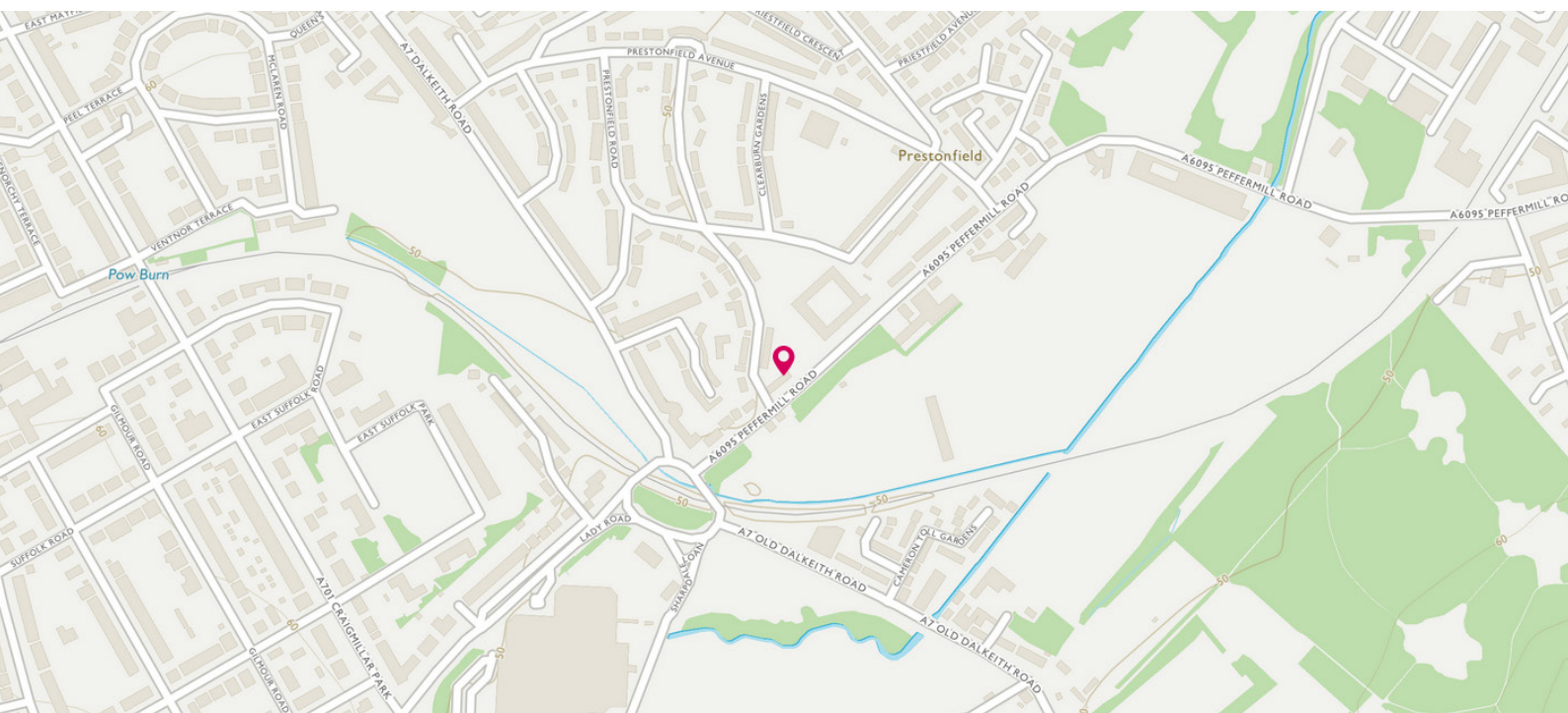


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: D

Lounge	4.24m (13'11") x 3.95m (13')
Kitchen	3.27m (10'9") x 2.95m (9'8")
Bedroom	4.96m (16'3") x 3.04m (10')
Bathroom	2.08m (6'10") x 1.43m (4'8")

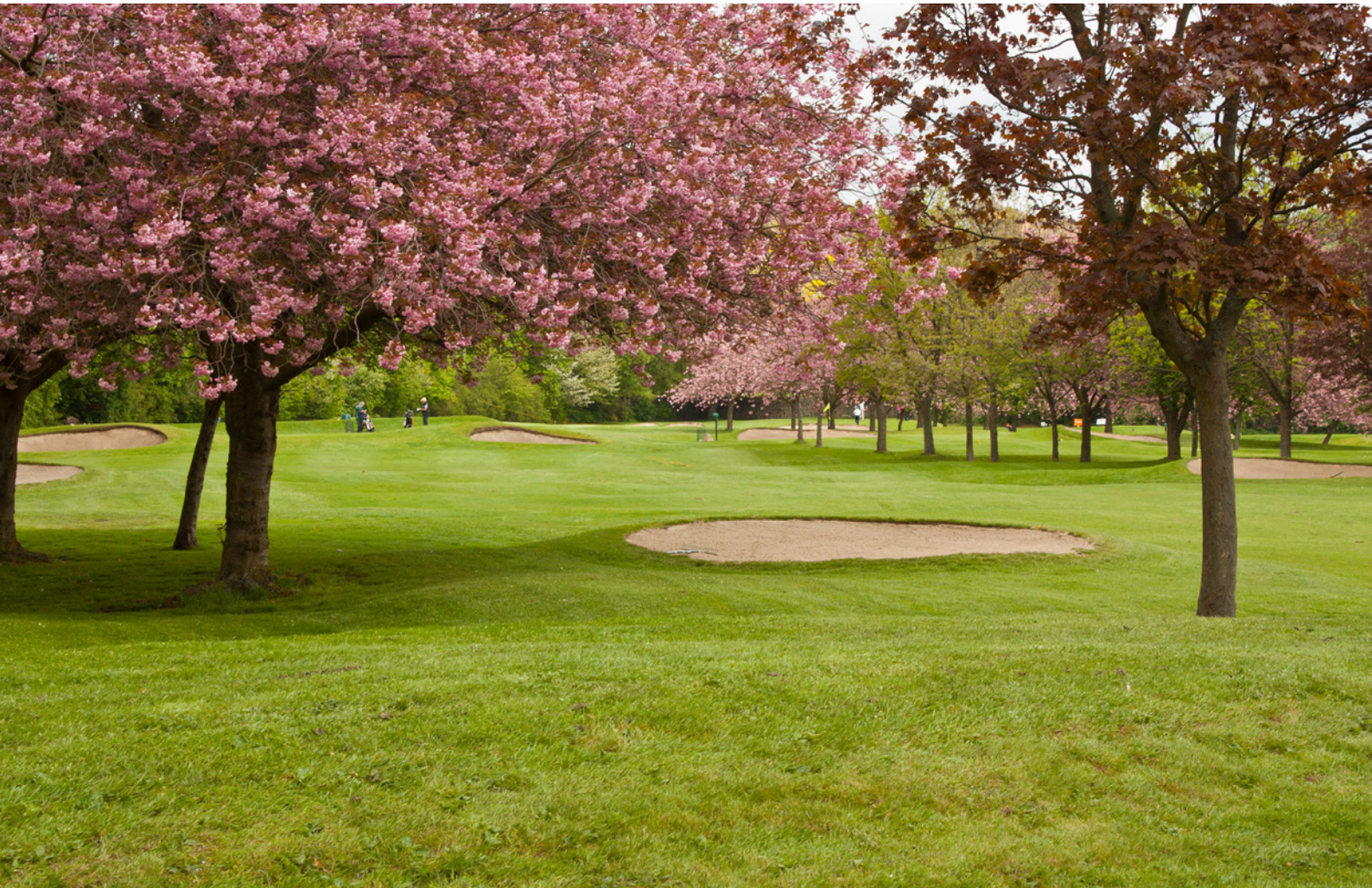
Extras (included in sale): All fixtures and fittings including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





# 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 short walk and operates on a seven day a week basis overextended 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.

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**LEWIS HUNTER**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
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 from 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.