

18/5 Cameron House Avenue

EDINBURGH, EH16 5LG



Spacious one-bedroom flat in Prestonfield, located south of the city centre with Arthurs Seat in the immediate background



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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat in Prestonfield, located south of the city centre with Arthurs Seat in the immediate background. The property is in walk-in condition and will provide an excellent home, or investment opportunity.

THE LOUNGE



As you walk through the front door the hallway leads to the brilliantly sized lounge. This room benefits from an abundance of light coming through the windows.

THE KITCHEN



The kitchen has integrated storage space, oven, gas hob and plenty of workspace for the keen chef to cook up a storm.



You will find the excellently sized double bedroom immediately to the left of the front door. This room benefits, once again, from ample floor space for full double and freestanding units whilst having floods of light coming through the large window, which also provides great views. Finally, the property has a modern three-piece bathroom suite and further storage next to the front door.

THE BEDROOM



THE BATHROOM

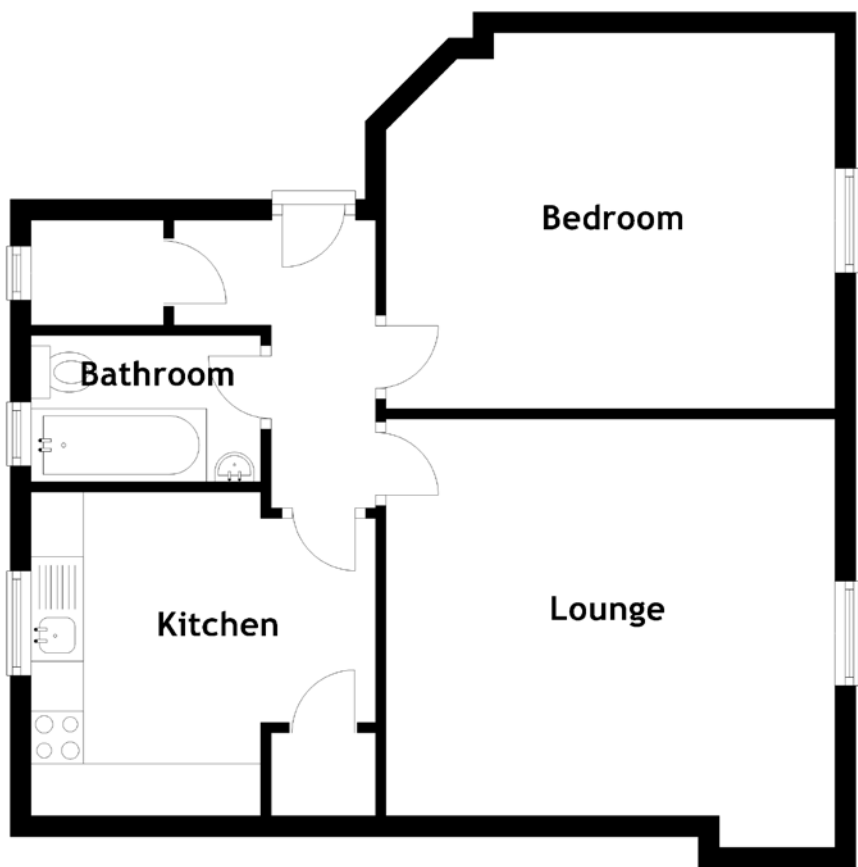


In addition to this, the property has on-street parking and a shared garden to the rear. This is a rare opportunity to acquire a central flat in a fantastic location.

EXTERNAL & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

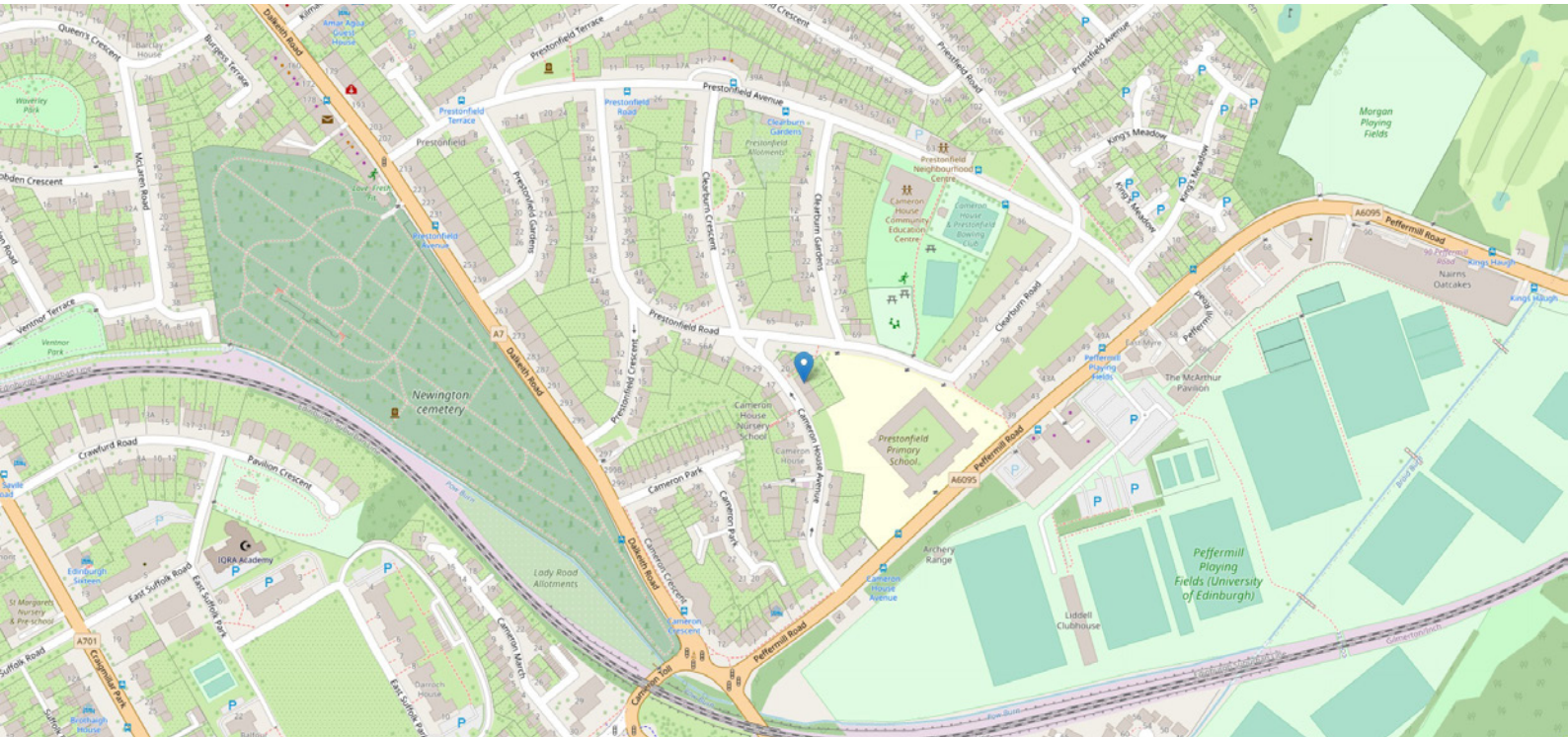
Lounge
Kitchen

4.30m (14'1") x 4.10m (13'5")
3.30m (10'10") x 3.10m (10'2")

Bedroom
Bathroom

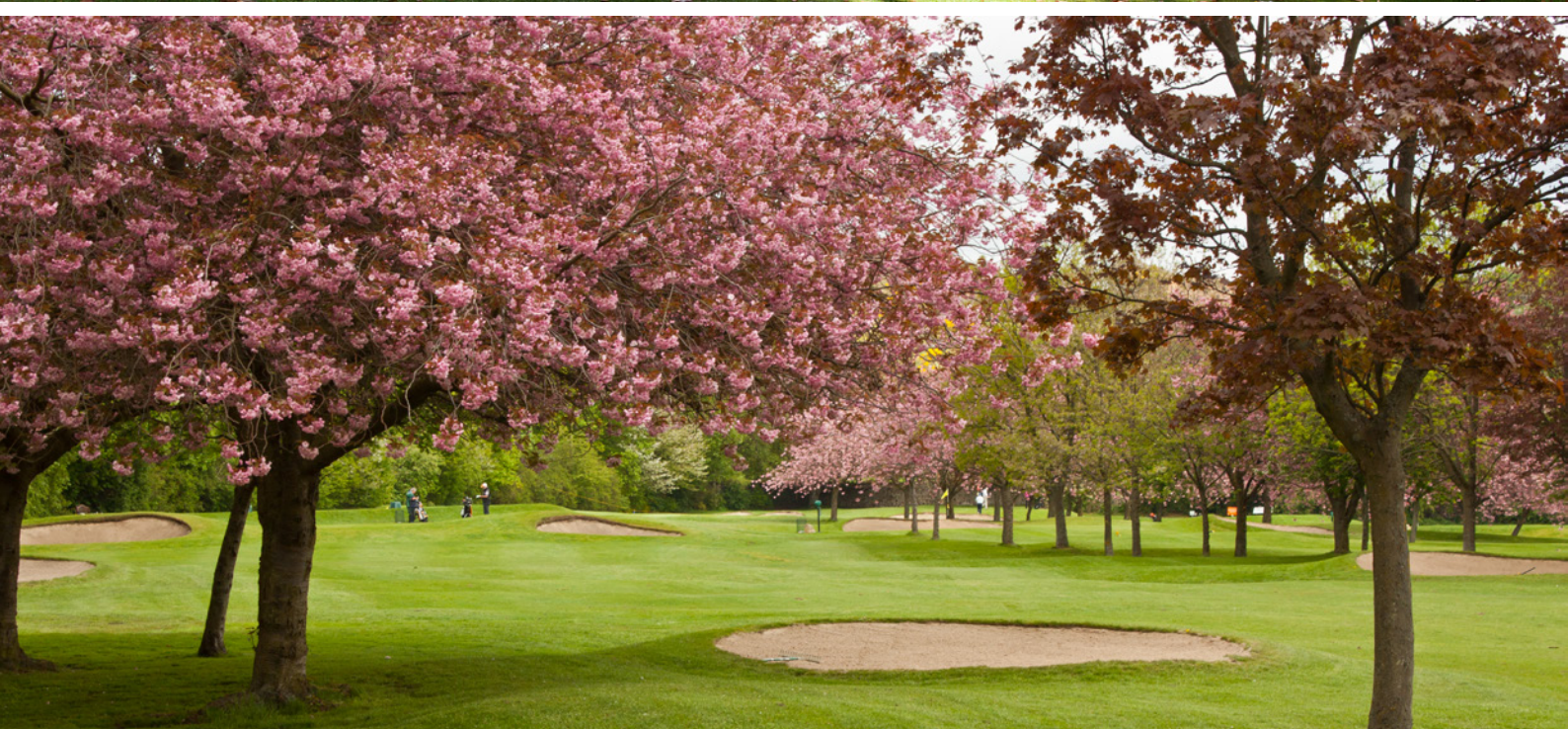
4.30m (14'1") x 3.60m (11'10")
2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m²): 56m² | 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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Part
Exchange
Available



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Designer

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