

37 Priestfield Crescent

EDINBURGH, EH16 5JH



Beautifully renovated two-bedroom semi-detached bungalow with gated driveway, garage, exceptional private garden with summer house, and stunning views towards Arthur's Seat



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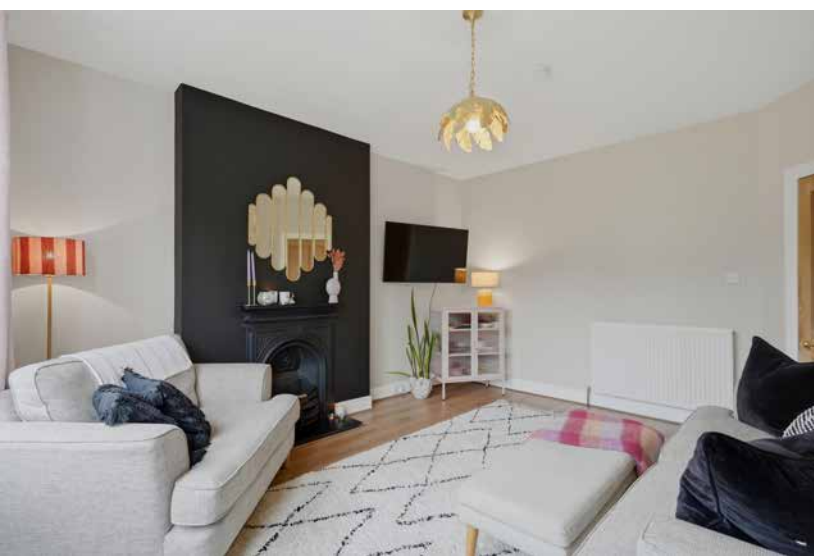
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Occupying an enviable position within the ever-popular Priestfield district, this beautifully renovated two-bedroom semi-detached bungalow has been finished to an exceptional standard throughout. Thoughtfully redesigned with a contemporary aesthetic and high-quality finishes, the property offers stylish, move-in-ready accommodation in a highly desirable Edinburgh location.

The property is set behind a gated driveway providing off-street parking for multiple vehicles, complemented by a well-maintained front garden and a detached garage with convenient access from both the front and rear gardens.

THE LIVING ROOM & KITCHEN



A welcoming entrance hallway provides access to all principal accommodation, setting the tone for the quality found throughout the home. The bright and spacious living room is an elegant reception space, centred around a feature fireplace that creates a natural focal point. Open access to the kitchen enhances the flow of the home, making it equally suited to everyday living and entertaining.

The contemporary kitchen has been thoughtfully designed with both style and practicality in mind. Sleek cabinetry is complemented by brushed gold hardware, integrated appliances, a gas cooker and a stylish tiled splashback, while generous windows flood the space with natural light.





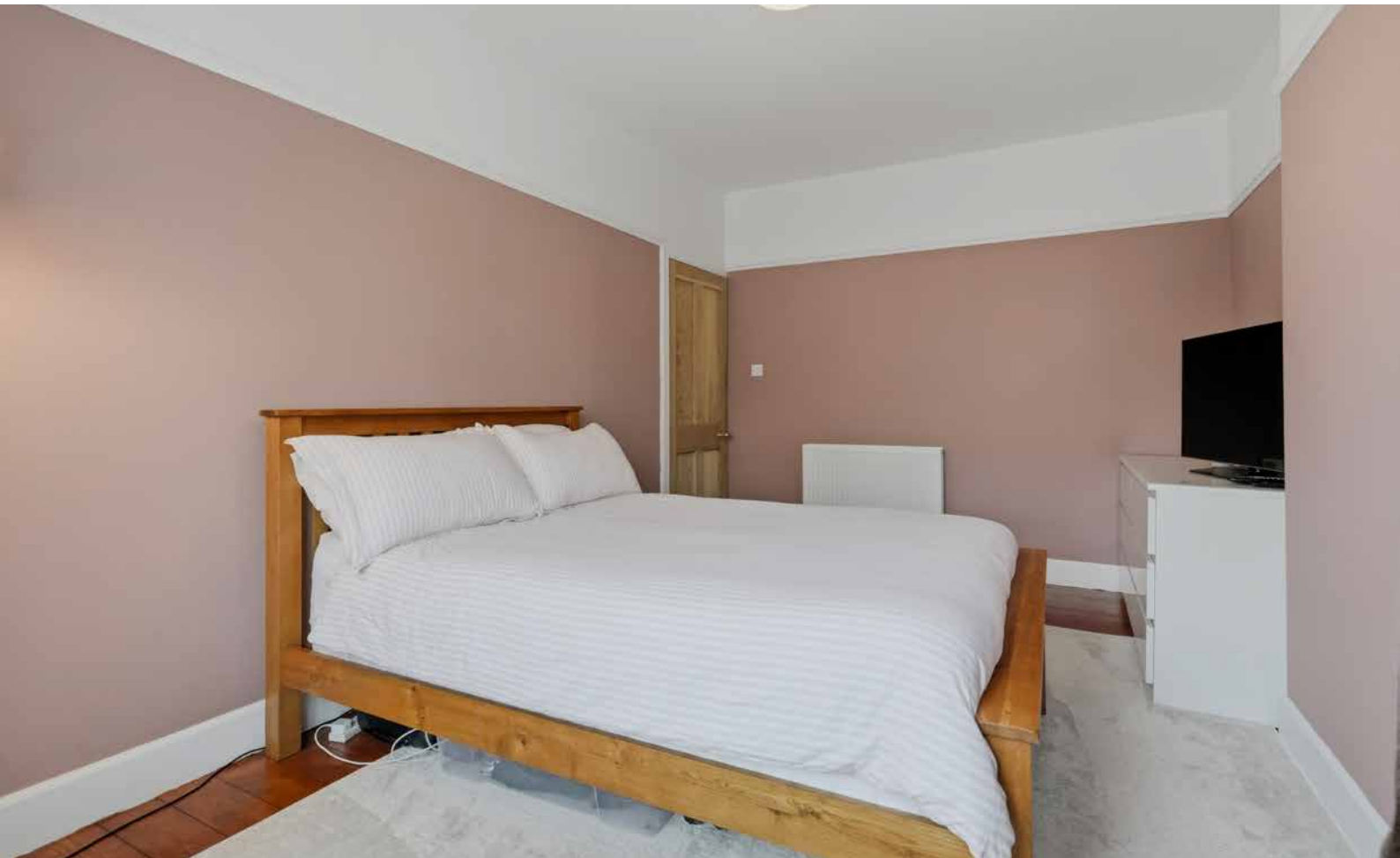
The bathroom has been finished with a distinctive contemporary design, featuring statement pink wall tiling, a bath with shower over, a heated towel rail, stylish flooring and a window providing natural light and ventilation.

Both double bedrooms are well proportioned and tastefully decorated, offering comfortable and versatile accommodation.

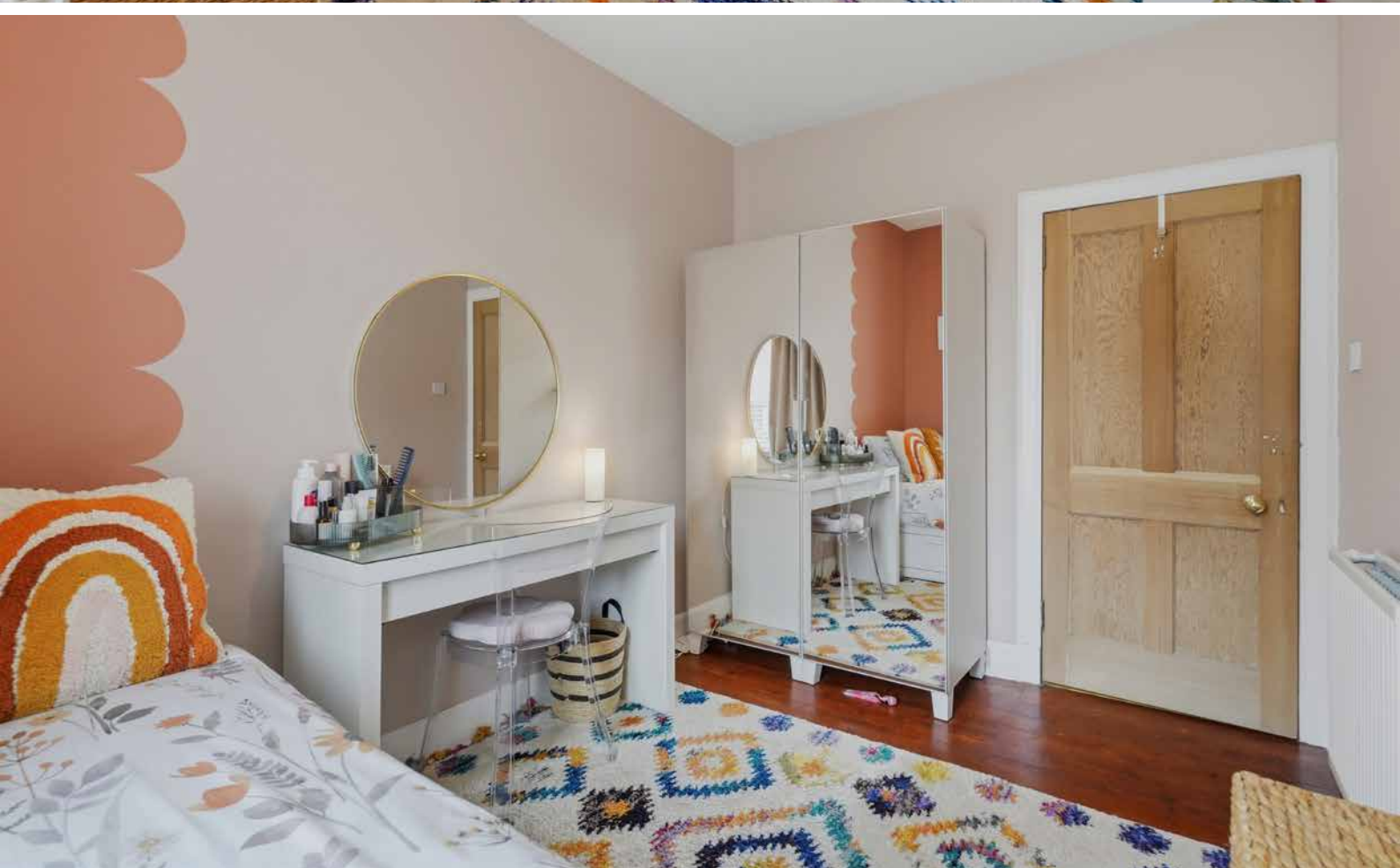
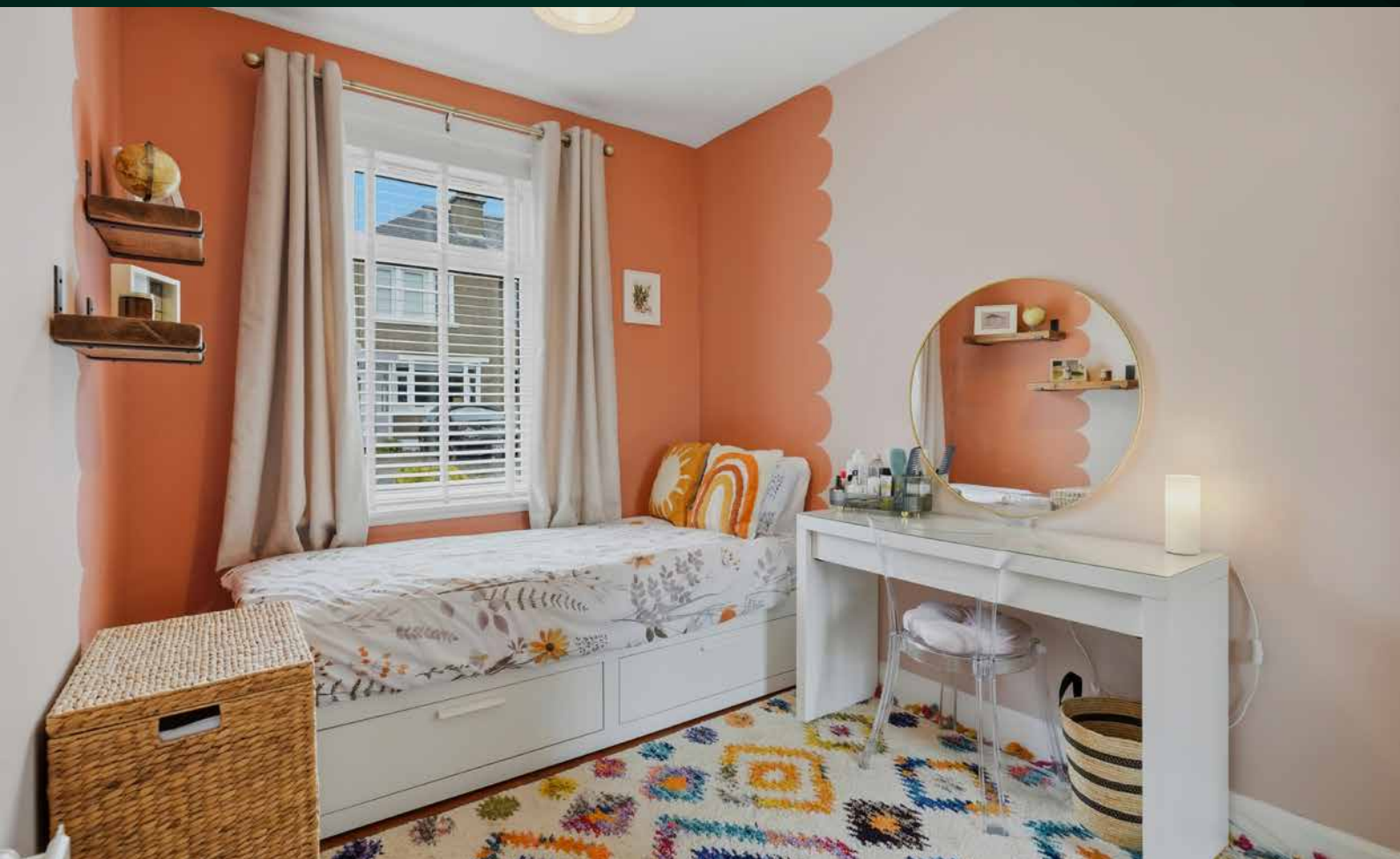
THE BATHROOM



BEDROOM 1



BEDROOM 2



A particular highlight of the property is the impressive rear garden. Beautifully maintained and generous in size, it offers an excellent balance of lawn and entertaining space, including a substantial decked terrace and a versatile summer house, ideal as a home office, studio or additional leisure space. The garden also enjoys open views towards Arthur's Seat, providing an exceptional backdrop.

Priestfield is one of Edinburgh's most sought-after residential locations, offering excellent local amenities, well-regarded schooling, convenient transport links and immediate access to Holyrood Park. The city centre is within easy reach, making this an ideal home for a wide range of buyers.

Combining high-quality renovation, generous outdoor space and an outstanding location, 37 Priestfield Crescent presents a rare opportunity to acquire a beautifully finished home in one of Edinburgh's most desirable neighbourhoods.

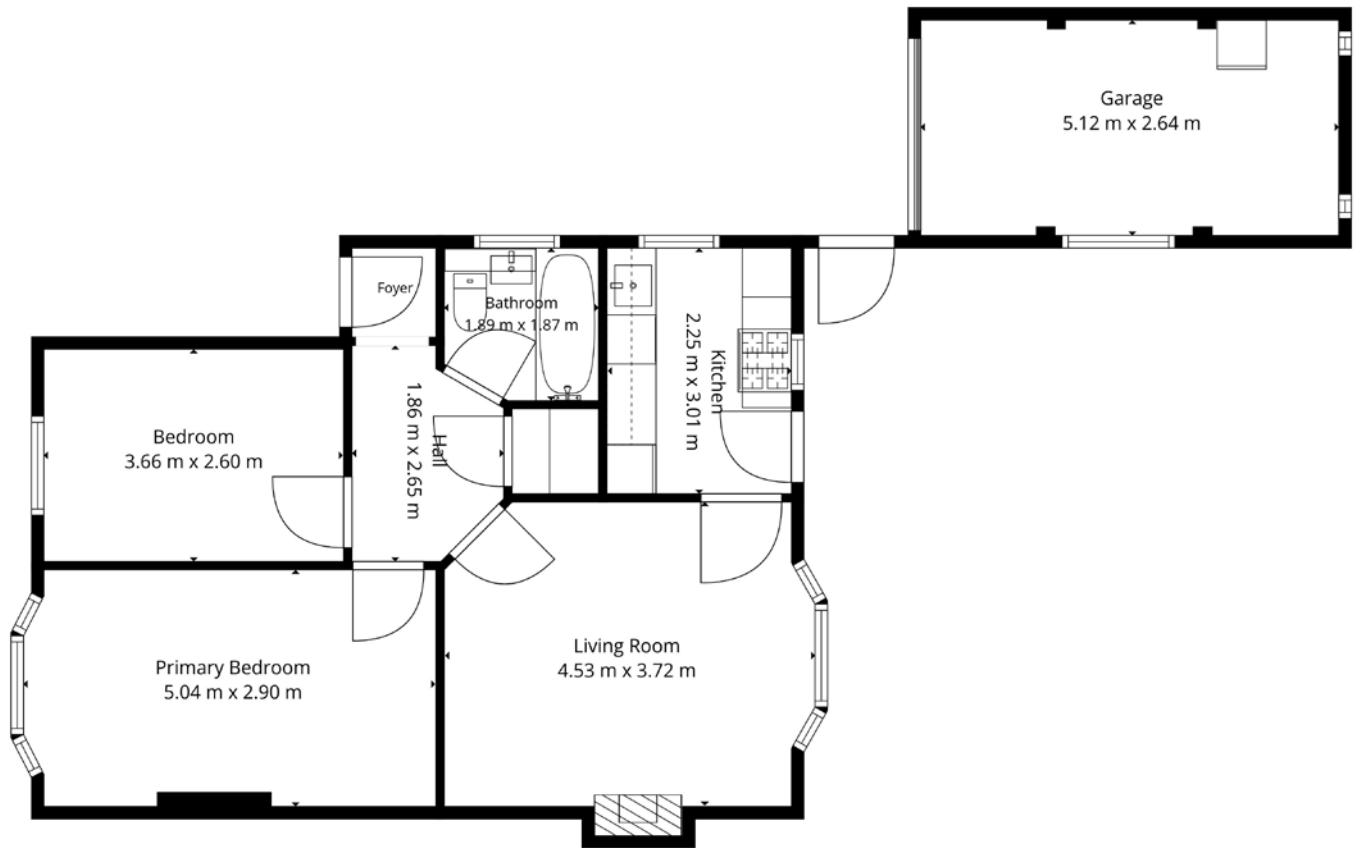
EXNETRALS & VIEW



THE SUMMER HOUSE

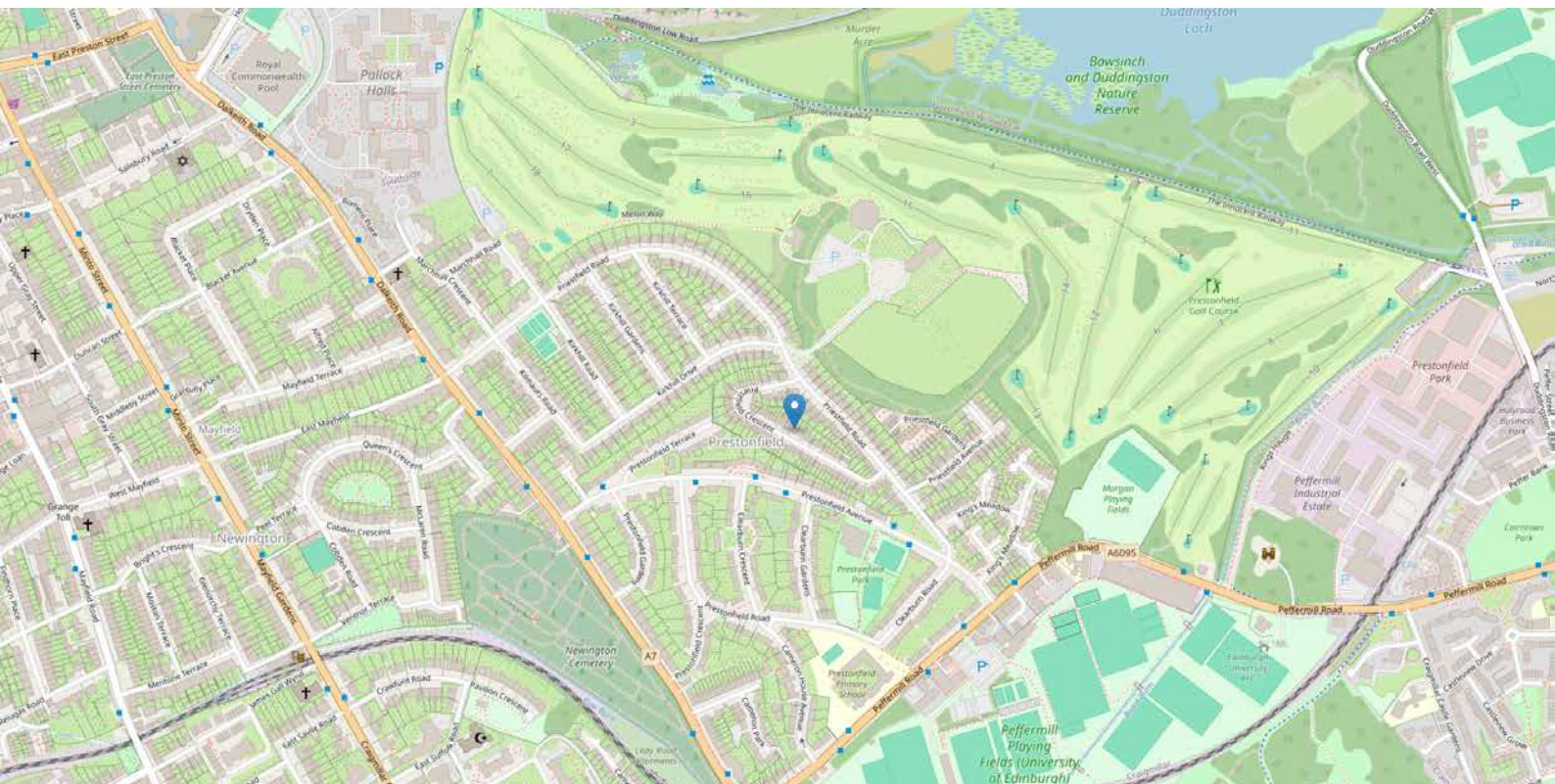


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: C



THE LOCATION

Priestfield is a highly desirable residential area situated to the south of Edinburgh city centre, offering an excellent balance of convenience, green space and connectivity. The area is particularly popular due to its peaceful residential setting while remaining within easy reach of the capital's extensive amenities and attractions. The property is ideally positioned for access to a wide range of local amenities, with shops, cafés, supermarkets and everyday conveniences available nearby. A fantastic selection of leisure facilities can also be found close by, including the open green spaces of Holyrood Park, Arthur's Seat and Duddingston Loch, providing excellent opportunities for walking, running and enjoying the outdoors.





For those commuting or travelling into the city, Priestfield benefits from excellent transport links, with regular bus services providing easy access to Edinburgh city centre and surrounding areas. The city's main employment, shopping and cultural destinations, including Princes Street, George Street and the Old Town, are all within convenient reach. The area is well served by a variety of highly regarded schools, making it an attractive choice for families, while nearby universities and major employers add to the appeal for professionals and students alike.

Located close to the vibrant communities of Newington, Marchmont and Bruntsfield, residents can enjoy a wide range of independent cafés, restaurants, bars and boutique shops, while still returning home to a quieter residential environment.

With its excellent location, strong local amenities, outstanding transport links and proximity to some of Edinburgh's most iconic landscapes, Priestfield remains one of the city's most sought-after areas, offering an ideal setting for modern city living.



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