




McEwan Fraser Legal

Solicitors & Estate Agents

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12/4 Clearburn Road

PRESTONFIELD, EDINBURGH, EH16 5EY

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.



12/4 Clearburn Road

McEwan Fraser Legal is delighted to introduce this well presented one bedroom first floor flat in Prestonfield.

The property is very well proportioned with a large lounge, double bedroom, breakfasting kitchen and bathroom. There is a communal rear garden and the property also overlooks Prestonfield Park to the rear. Internally, the property is presented in excellent order and further benefits from double glazing, gas central heating, secure entry system and more than adequate on-street parking. This is an ideal first-time buy and early viewing is highly recommended.

The accommodation is focused towards the generous reception room which is neutrally decorated and boasts ample floor space for a pair of large sofas and plenty of additional free standing furniture. The kitchen comprises a good range of base and wall mounted units alongside space for a small table and chairs. Space is provided for freestanding appliances. The double bedroom enjoys ample floor space for a larger style bed and a full range to accompanying bedroom furniture and is also neutrally decorated. Internal accommodation is completed by the bathroom which enjoys natural light, full tiling and a three-piece suite with shower over bath.

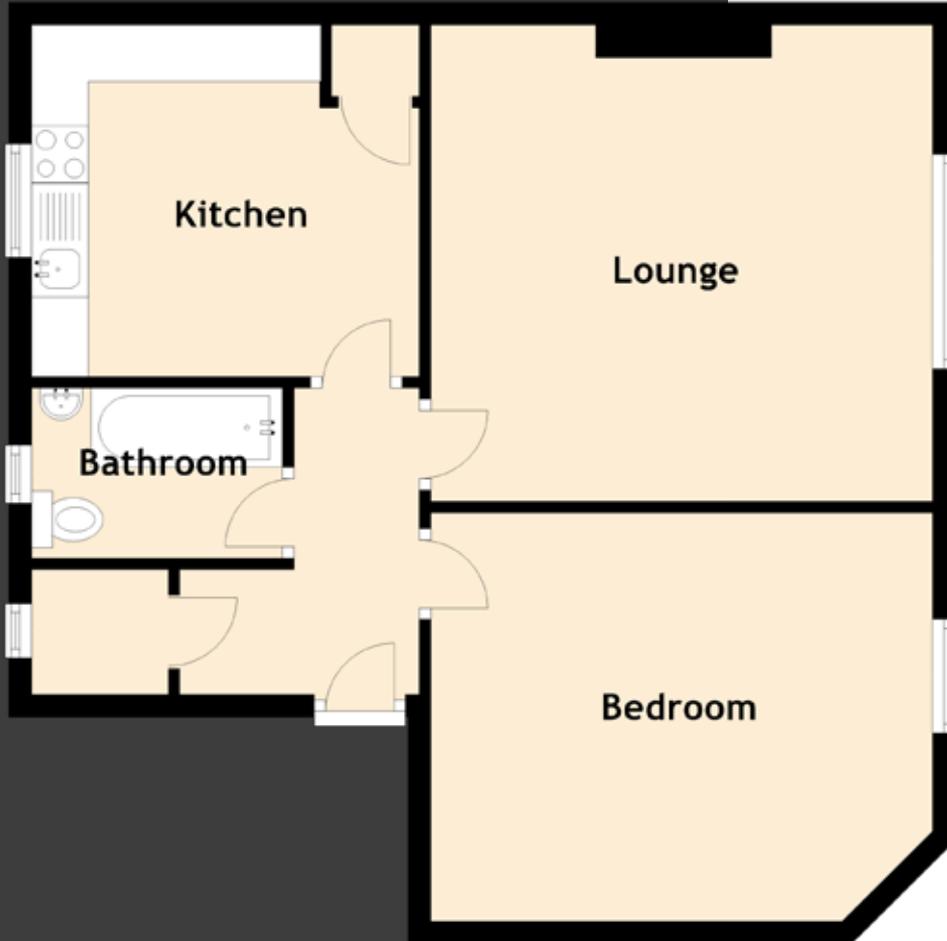








Specifications & Details

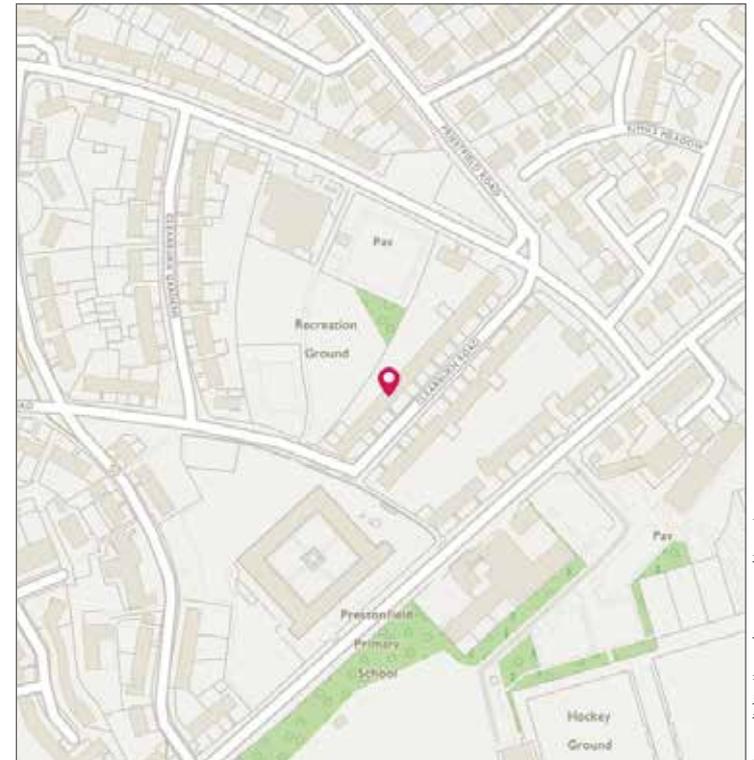


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen	3.40m (11'2") x 3.10m (10'2")
Bedroom	4.40m (14'5") x 3.60m (11'10")
Bathroom	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m²): 56m² | EPC Rating: C

Extras (Included in the sale): All light fittings and fitted floor coverings are included within the sale.





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**Part
Exchange
Available**

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Text and description
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Designer