



43a Prestonfield Avenue, Edinburgh, EH16 5EQ

Stylish & Well-Presented, Two-Bedroom, End-Terrace Home with Gardens

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Property Description

Stylish and well-presented, two-bedroom, end-terrace home with a sunroom extension, private gardens, and a versatile layout, set in the sought-after Prestonfield area near Edinburgh's city centre.

Comprises a vestibule, hallway, living room, kitchen, sunroom, two double bedrooms, a ground-floor shower room, and an en-suite shower room.

Fully renovated interior with contemporary flooring, lighting, and modern internal doors. Highlights include modern bathroom suites, a stylish fitted kitchen with integrated appliances, a flexible sunroom extension with garden access and extensive glazing, and good storage provision.

Externally, the property boasts a gravel-bordered lawn to the front, a patio path to the side, and a private rear garden with a paved patio, a lawn, and tall fencing.

The vestibule opens into a welcoming hallway with quality wood-effect flooring continuing into the living room and rear bedroom. The spacious front-facing lounge includes decorative corning and offers ample space for lounge and media furniture. A stylish kitchen is fitted with grey gloss cabinetry, an integrated electric oven, a gas hob, and an extractor fan.

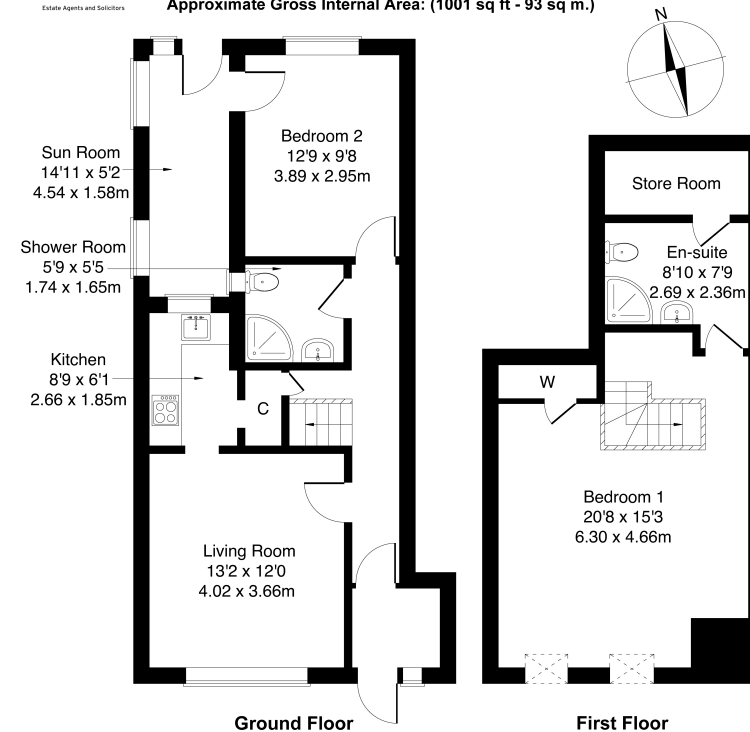
The rear double bedroom offers versatility for family use or a home office, leading to a flexible sunroom extension featuring spotlighting and decorative flooring. A ground-floor shower room includes a contemporary suite with a corner cubicle and marble-effect wall panelling.

Upstairs, a generous master bedroom enjoys two Velux windows, built-in storage, and an en-suite shower room with a modern finish and access to a generous eaves store.

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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonfield is a long-established and desirable residential area, situated just south of Edinburgh's city centre. The area benefits from excellent transport links, easy access to Holyrood Park and Arthur's Seat, and a wide range of local amenities, including shopping, schooling, and leisure facilities. Nearby Cameron Toll Shopping Centre provides

further retail options, while regular bus services connect Prestonfield to the city centre and surrounding areas. The peaceful residential setting, combined with proximity to central Edinburgh, makes it an ideal location for families and professionals alike.





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