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40 King's Meadow, Prestonfield, Edinburgh, EH16 5JW

Two-Bedroom, Semi-Detached House, with Gardens and a Driveway

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Property Description

Enjoying a sought-after residential location, this light and tastefully presented, two-bedroom, semi-detached house, with gardens and a private driveway is a much-loved home in turnkey condition. Located in a quiet and established residential area of popular Prestonfield, southeast of Edinburgh city centre, surrounded by parkland and a golf course.

The house offers delightful views of Arthur's Seat, an enclosed rear garden with mature beds, a spacious shed, and a private gate to woodland and a park. Beautifully presented gardens to the front and rear with established apple trees and fruit hedges.

Comprises an entrance hall, a living room, a dining/kitchen, two double bedrooms and a family bathroom. Highlights include an updated fitted kitchen, a stylish modern bathroom and contemporary flooring. In addition, there is good integrated storage, including a loft, gas central heating and double glazing. The development offers additional, unrestricted on-street parking and visitors' parking bays.

In the catchment area for two desirable and highly-rated schools: St. Peters RC Primary (Morningside) and St. Thomas Aquin's RC High School (Meadows/Tollcross).

Perfect for couples, young families and professionals, Cameron Toll shopping centre is just 10 minutes walk away, the Royal Commonwealth Pool 20 minutes walk, and the centre of Edinburgh 40 minutes walk.

Architectural drawings and planning permission for a single-story extension, to convert the property to a three-bedroom, two-bathroom home, are available on request.

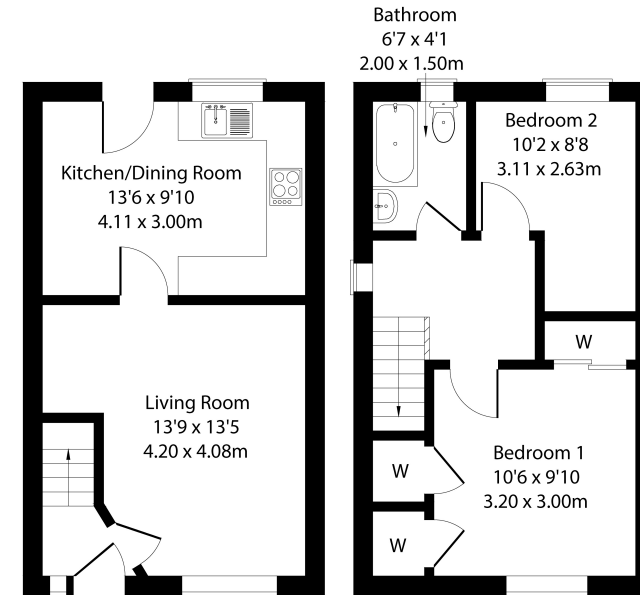
An entrance hallway offers space for outerwear and gives access to a bright, front-facing living room on the right. Finished, with light, neutral decor and solid wood flooring, the bright public room offers a flexible floor-plan, and leads directly into a kitchen, with space for seated dining and access to the rear garden. Fitted with modern, gloss units and tiled splashbacks, the kitchen also includes an integrated oven, a gas hob, an overhead canopy, a freestanding dishwasher and a washing machine.

On the first floor, bedroom one is set west facing to the front and includes generous built-in wardrobe storage. A further flexible and similarly well-finished bedroom overlooks the rear garden. Completing the accommodation, a family bathroom is fitted with a contemporary three-piece suite, including a shower-over-bath, a basin set into storage, tiled splash walls and a chrome, ladder-style radiator.

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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Ground Floor

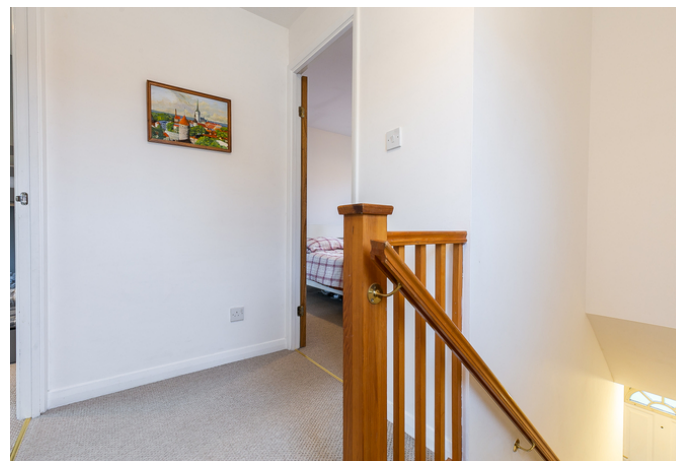
First Floor

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

Area Description

Prestonfield is located just over a mile from Edinburgh city centre and provides a number of local amenities for everyday needs, whilst nearby Newington offers a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops, a Sainsbury's superstore and an ALDI supermarket. A convenient location for Edinburgh University, The Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool, there are

also many open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows and Prestonfield Golf Club. The property lies within the catchment area for a wide range of schooling across all levels, including the highly-rated and desirable St. Peters R.C. Primary (Morningside) and St Thomas Of Aquin's R.C. High School (Meadows/Tollcross). A regular public transport service provides easy access to and from the city centre.





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