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35 Prestonfield Avenue, Prestonfield, Edinburgh, EH16 5EG

Immaculately Presented, One Bedroom, Main Door, Ground Floor Flat

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Property Description

Immaculately presented, one-bedroom, main door ground floor flat. Located in the popular Prestonfield area, just south of Edinburgh city centre.

Comprises an open-plan living room and kitchen, an inner hall, a bedroom and a shower room. Highlights include a stylish kitchen and bathroom suite, continuous flooring, contemporary lighting and good storage.

In addition, there is gas central heating, double glazing and light neutral decor - ready-to-move-in. This popular area also offers additional unrestricted on-street parking to the front and good transport links.

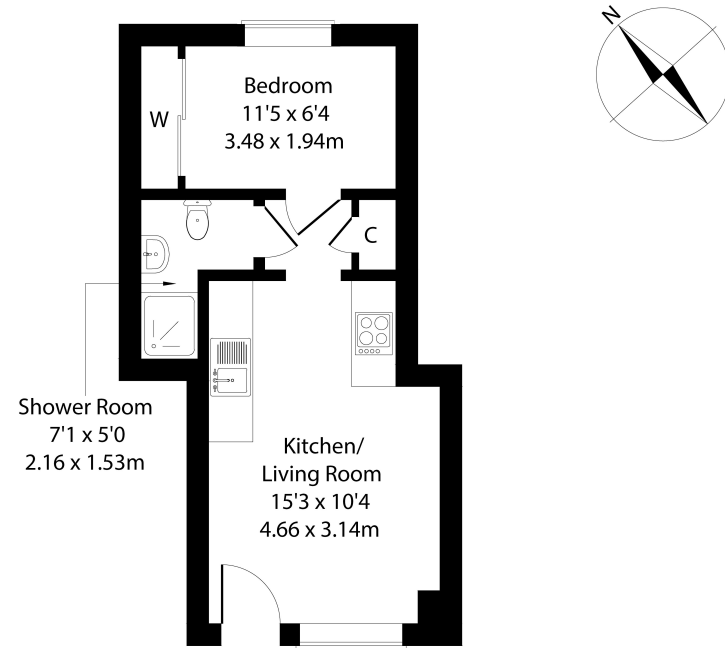
The main door access opens into a living room space which features recessed spotlights, space for outerwear, and ample space for lounge furniture. Open to the living room, the stylish kitchen is fitted with wall and base units, wood effect worktops, a sink with drainer and modern splashbacks. Appliances include an integrated oven, a gas hob with an extractor hood above, and a washing machine; whilst a freestanding fridge/freezer is housed in the storage cupboard, set off the inner hall.

Set to the rear of the property, with continuous wood effect flooring extending from the public room, the bedroom features recessed spotlights and a built-in wardrobe with mirror sliding doors (decor in bedroom not included). Completing the accommodation, set off the inner hall, the shower room is fitted with a modern suite, a mains mixer shower with marble effect panelling, and a ladder-style radiator.



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Approximate Gross Internal Area: (277 sq ft - 26 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 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. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access to and from the city centre.





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