



10a Clearburn Road, Prestonfield, Edinburgh, EH16 5EY

Three-Bedroom, Mid-Terrace Home, with Gardens and a Driveway.

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Property Description

Immaculately presented, three-bedroom, mid-terrace home, with gardens and a driveway. Located in the popular Prestonfield area, just south of Edinburgh city centre, with views of Arthur's Seat.

Comprises an entrance hallway, a living room, a kitchen, three double bedrooms and two shower rooms.

Professionally refurbished and remodelled throughout, finished in light tasteful decor and in move-in condition. Highlights include a stylish kitchen and bathroom suites, contemporary lighting and good storage.

Recent refurbishments include new plumbing, electrics, gas central heating, windows, slimline radiators, and rendered walls.

Externally, there is a front, monoblock driveway and a rear composite patio deck, low-maintenance landscaping and a synthetic lawn.

This popular area also offers additional, unrestricted, on-street parking and a communal park, with a children's playground, adjacent to the rear of the property.

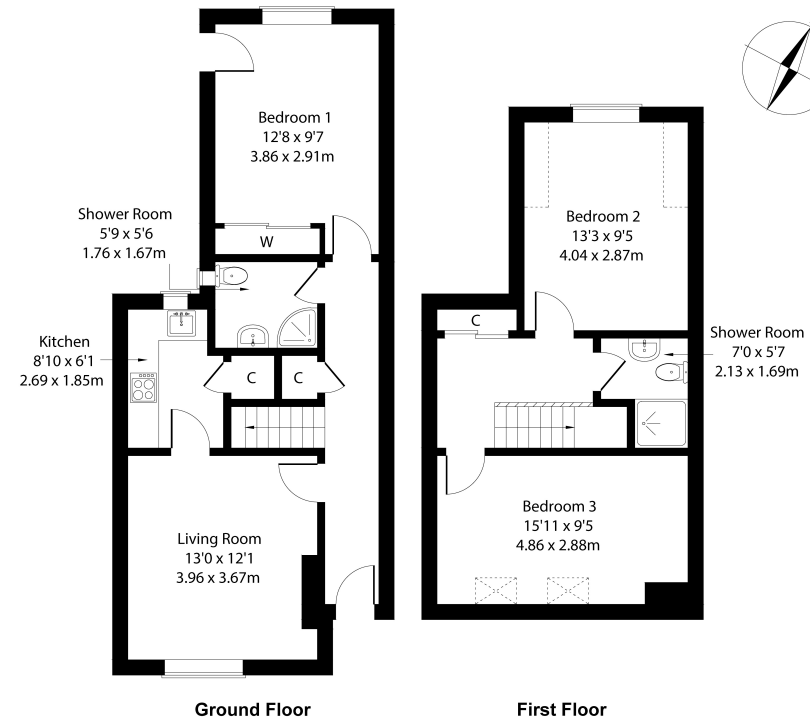
A welcoming entrance hall, with storage, is finished with the light neutral decor and stylish wood-effect flooring, which is prominent throughout the ground floor. A bright front-facing living room, with a wall-mounted television and an electric fire (both included in the sale), leads into a kitchen, fitted with marble-effect worktops, a stainless-steel sink, an integrated oven, an induction hob, with an overhead canopy, and a washing machine, whilst a fridge is housed in a built-in cupboard. Further along the hall is a double bedroom, with built-in wardrobes and garden access, and a shower room, with a glazed corner cubicle, modern tiling and a contemporary two-piece suite.

On the first floor, set to either aspect and leading off a landing, with storage, are two further bedrooms, which are similarly well-finished and comfortably carpeted. Completing the accommodation is a further contemporary shower room, with a glazed shower cubicle, a white two-piece suite and stylish tiling.

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Approximate Gross Internal Area: (958 sq ft - 89 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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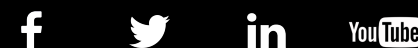
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