



## 2 Kirkhill Gardens, Edinburgh, EH16 5DF

Spacious, Four-Bedroom, Detached Bungalow with Gardens, Driveway and Garage

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# Property Description

Rarely available, this spacious four-bedroom detached bungalow offers an exciting opportunity to create a superb family home, with excellent scope to add modernisation. Located in a quiet and highly desirable residential area of Priestfield, approximately two miles south of Edinburgh city centre. Comprises an entrance hallway, living room, kitchen, dining/family room, four double bedrooms, and a family room.

A highly sought-after property type, set on an impressive and enclosed corner plot offering a superb proposition for development. Features include a quality fitted kitchen with integrated appliances and quartz worktops, gas central heating, and double glazing. In addition, there is a modern bathroom suite, wood flooring, a flexible layout with generous room sizes, and good storage spaces. Externally, this generous plot benefits from lawns, established shrubbery, a garage and a driveway.

A welcoming entrance hall provides access throughout the ground floor and includes a useful storage cupboard. To the front of the property, the bright and generously proportioned living room enjoys a westerly-facing box window, allowing for an abundance of natural light, along with carpeted flooring and built-in storage. To the rear, the kitchen is fitted with a range of modern units, quartz worktops and a comprehensive selection of integrated appliances, including an induction hob, oven, microwave, fridge/freezer, wine cooler, and washer/dryer. Leading directly from the kitchen, a dining/family room offers a versatile additional public space, ideal for modern family living.

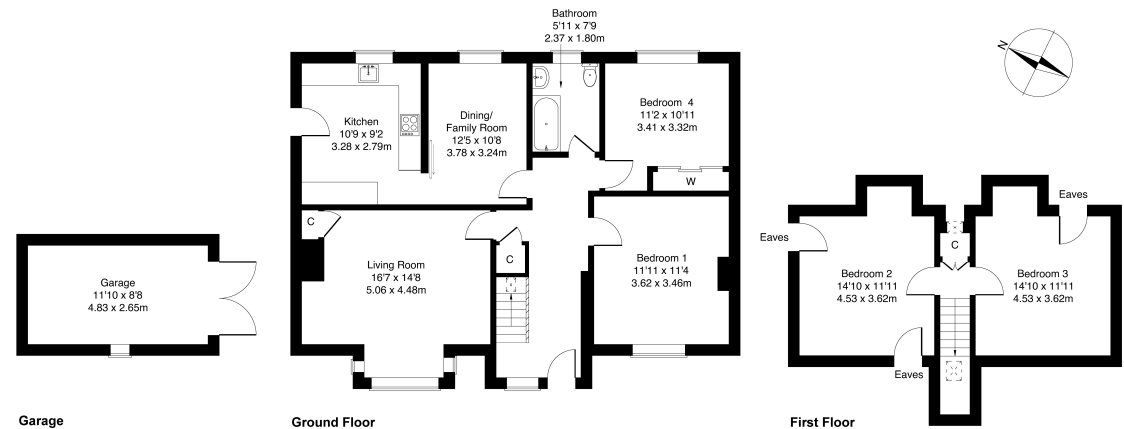
The principal bedroom is positioned to the front of the property and is well-proportioned, featuring light decor, wood flooring and a decorative fireplace surround. A further ground-floor bedroom benefits from a built-in wardrobe, while two additional double bedrooms are located on the upper level, both with carpeted flooring and useful eaves storage. Completing the accommodation, the family bathroom is situated on the ground floor and comprises a three-piece suite with a shower over the bath, tiled splash walls and a ladder-style radiator.

The three-piece sofa set and piano are available for separate negotiation.



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Approximate Gross Internal Area: (1475 sq ft - 137 sq m.)



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

## Area Description

Priestfield lies just over two miles from Edinburgh city centre, offering local amenities for everyday needs. Nearby Newington provides a variety of specialist shops along with a lively mix of bars, restaurants, and cafes. Cameron Toll Shopping Centre is close by, featuring high-street shops, a Sainsbury's superstore, and an ALDI supermarket. The area is conveniently located for Edinburgh

University, The Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool. Residents enjoy access to many green spaces, including Holyrood Park, Arthur's Seat, Blackford Hill, The Meadows, and Prestonfield Golf Club. Well-regarded schools cater to all levels, and regular public transport links offer easy access to and from the city centre.









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