



11 Prestonfield Bank, Edinburgh, EH16 5HD

Shared Ownership* Tastefully Presented, One-Bedroom, Upper Flat

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Property Description

Opportunity to acquire a 25% shared ownership* of a tastefully presented, one-bedroom, upper flat, set 'off-street' in a quiet maintained residential cul-de-sac. Located in the popular Prestonfield area, just south of Edinburgh city centre.

Comprises an entrance hall and stairway, a living room, an inner hall, a kitchen, a double bedroom, and a bathroom.

Features include a fitted kitchen, a modern bathroom, contemporary flooring, and electric storage heating. In addition, there is good storage including an integrated bedroom wardrobe, a loft and an external store.

The development offers ample private residents' parking to the front, with a shared garden area to the rear.

A welcoming entrance gives access to the carpeted stairway to the landing on the upper floor. Set to the front, a good-sized living space could accommodate dining furniture, and include wood-effect flooring and a pendant light fitting. Set off the lounge, an inner hall gives access to the other rooms and two built-in store cupboards.

The kitchen is set to the rear and can accommodate a breakfast table; whilst fitted units include wood-effect worktops, a tiled surround, a sink with a drainer, a freestanding washing machine, and an integrated electric oven and hob.

Also, set to the rear, the double bedroom features a built-in mirrored wardrobe, carpeted flooring and a pendant light fitting. Completing the accommodation, set internally, the bright bathroom includes a modern shower unit over the bath, tiled splash areas, and a wall-mounted heater.

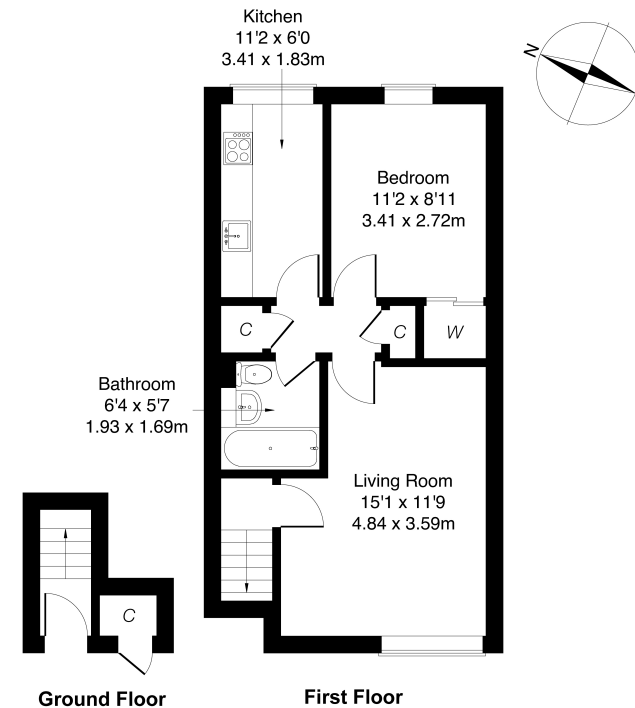
*The remaining 75% is owned by LINK Group - any new purchaser must meet the eligibility criteria and will be required to undergo an application form reviewed by LINK Group.

For more information, please visit:
<https://linkhousing.org.uk/sharedownership>

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Approximate Gross Internal Area: (495 sq ft - 46 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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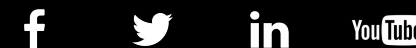
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