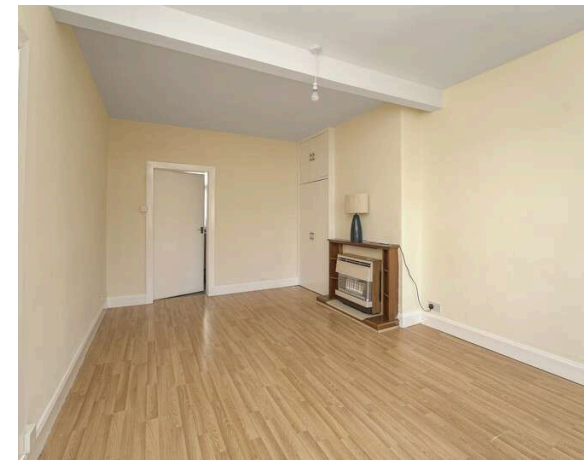




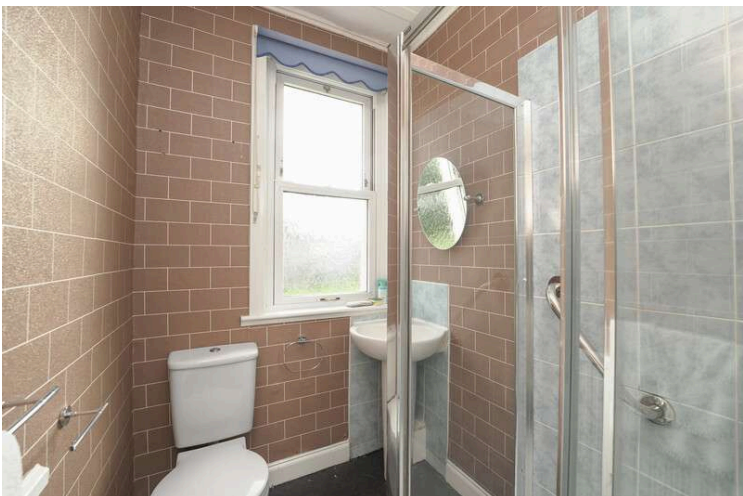
21 Prestonfield Gardens, Edinburgh, EH16 5EA

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this bright, spacious, and well-proportioned two bedroom main door lower villa forming part of four in a block with a private garden to the front and a shared drying green to the rear. The property is conveniently located in the popular Prestonfield area of Edinburgh with an abundance of local amenities and schooling along with an excellent bus service to the City Centre. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious living room front facing pleasantly looking on to the front garden.
- Fitted kitchen equipped with a good range of wall and base units along with the free standing cooker and tumble dryer to be included in the sale.
- Rear facing double bedroom with ample space for free standing furniture.
- Double bedroom front facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating and double glazing
- Shared drying green to the rear.
- Private front garden.
- Unrestricted on street parking.



Location

Prestonfield is a popular residential area which lies to the south of the City, close to Prestonfield House Hotel. There are excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes within easy reach in nearby Newington. More comprehensive shopping is also available at Cameron Toll Shopping Centre. Leisure and recreation amenities are plentiful, Arthurs' Seat, the Royal Commonwealth Pool and leisure complex and the wide open spaces of Holyrood Park are all located nearby. The area is also well suited for access to the Edinburgh Royal Infirmary, The Scottish Parliament and Edinburgh University Campus. The area offers excellent commuter links to the city bypass and to the main motorway network along with an excellent bus service to the City Centre.

Extras

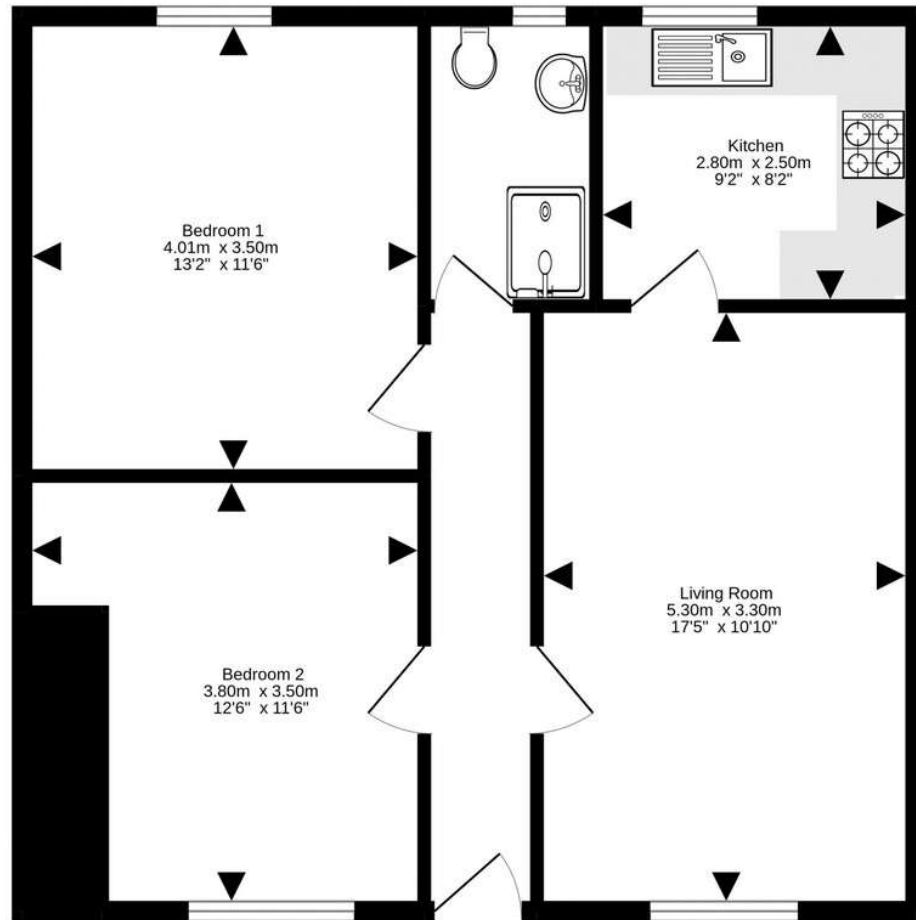
The white goods in the kitchen, blinds and fitted floor coverings are included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D

Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

