



30 Priestfield Road, Edinburgh, EH16 5HU

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McDougall McQueen present to the market this rarely available three bedroom detached bungalow with a single garage and beautiful gardens to the front and rear along with two gated driveways boasting lovely views of Arthur's Seat, The property is quietly located in the Priestfield area of Edinburgh close to an abundance of local amenities, schooling and transport links. Presented to the market in good order throughout we would recommend an early viewing.

- Welcoming reception hallway with useful storage.
- Front facing living room with fireplace and gas fire inset.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances, free standing appliances included in the sale. Hatch to attic.
- Front facing double bedroom, newly carpeted, shelved press.
- Double bedroom rear facing with ample space for
- Third bedroom rear facing.
- Bathroom presented as a shower room comprising WC, wash hand basin, vanity storage and corner shower cubicle.
- Gas central heating, boiler replaced June 2022.
- Double glazing replaced 2021 (excluding the porch).
- Beautiful enclosed rear garden with patio area and summer house along with a garden shed.
- Gardens to the front with two gated driveways and



Location

The property is located in the Priestfield area of Edinburgh, which lies to the south of the city centre. The property is well placed to take advantage of an excellent range of shopping facilities available at the Cameron Toll Centre, which offers a relaxed form of shopping under one roof on a seven day a week basis, and also varied shops on nearby Dalkeith Road. Further facilities can be found at adjoining Newington, where a superb choice of leisure facilities is on offer; these include a number of bars, bistros and restaurants, in addition to the Festival Theatre and the refurbished Royal Commonwealth Pool. Fort Kinnaird shopping and leisure park is also within each reach. Scenic walks can be taken only a short distance away in the green expanse of Holyrood Park. The property is well positioned for those connected to the central universities, the Royal Infirmary and the Scottish Parliament, and schooling is well represented from nursery to senior level. Nearby bus routes operate to other parts of the city and surrounding areas and the city bypass and main motorway networks are also easily accessible.

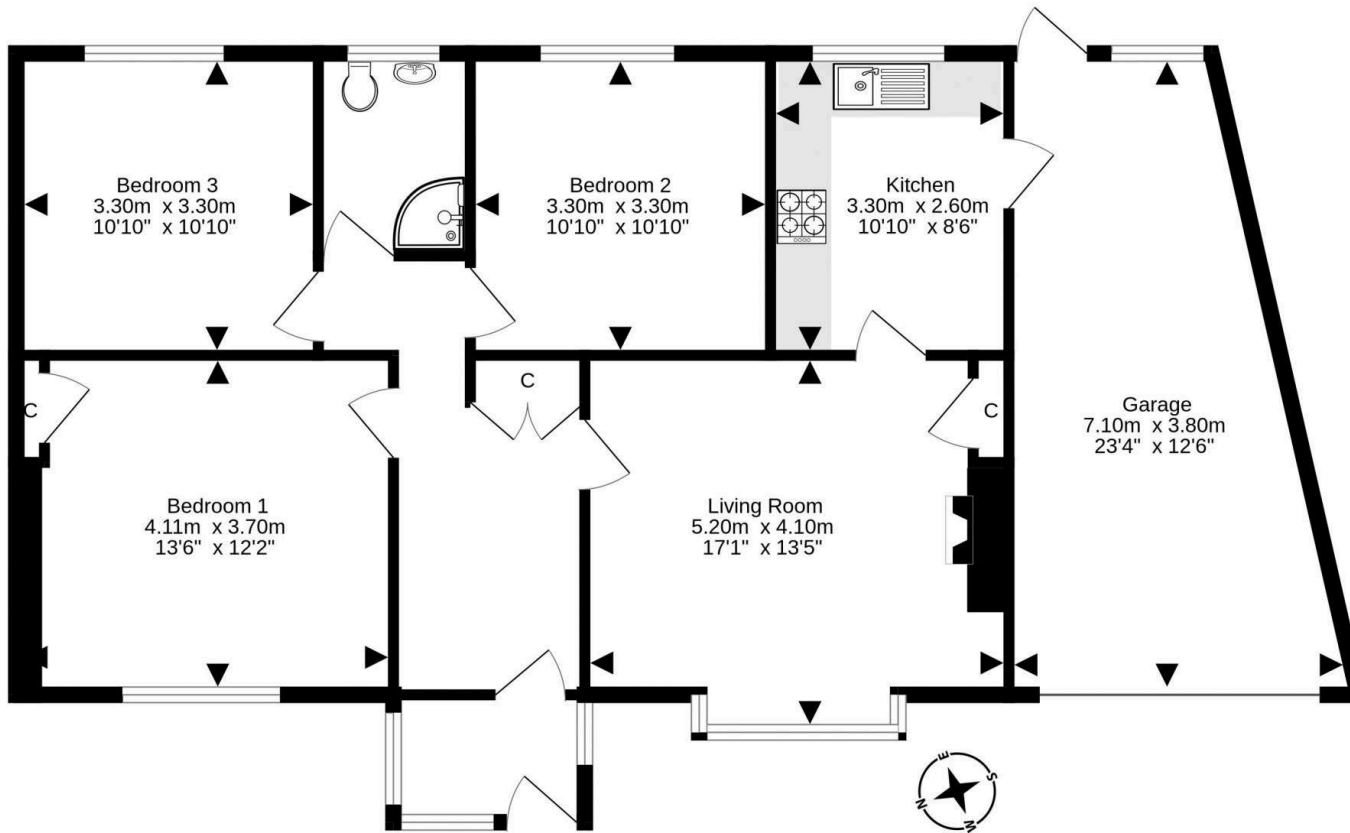
Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

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

EPC Band - D



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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.

