



boyd property

2-4, Cameron House Avenue
EDINBURGH | EH16 5LG

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Description

Boyd Property are delighted to present to the market this well-presented, bright, spacious 1-bedroom first floor flat, set on a quiet street in the heart of Prestonfield. The property is well positioned to take advantage of the excellent local amenities that are within walking distance to Cameron Toll Shopping centre, easy access to transport links and there are vast open green spaces nearby. The property is offered to the marketed in excellent order and briefly comprises: a welcoming entrance hallway with large storage cupboard with window that could easily be used as a home office/study, a well-proportioned lounge, and a contemporary fitted kitchen. There is a large bright and airy twin windowed double bedroom and a modern bathroom with white suite and shower over the bath. The property benefits from gas central heating, double glazing, communal rear garden and shared drying green and there is ample on street parking available to the front. This property will appeal to a variety of buyers and viewing is highly recommended.

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 green 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

All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

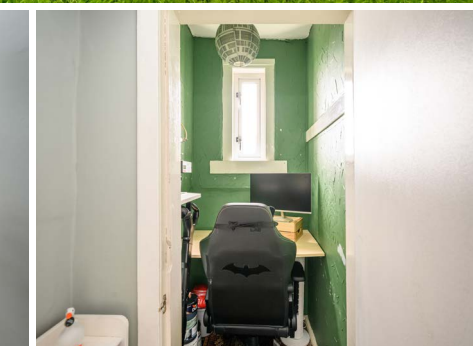
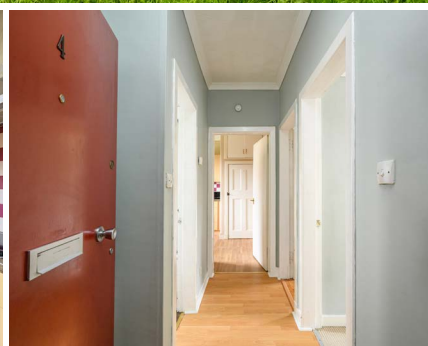
For price and viewing information contact Agents.



Features

- Entrance hallway with large storage cupboard/home office/study
- Lounge
- Kitchen
- Double bedroom
- Bathroom with shower
- Double glazing
- Gas central heating
- Communal garden & drying green
- On street parking

“ A well-presented, bright, spacious 1-bedroom first floor flat, set on a quiet street in the heart of Prestonfield. ”



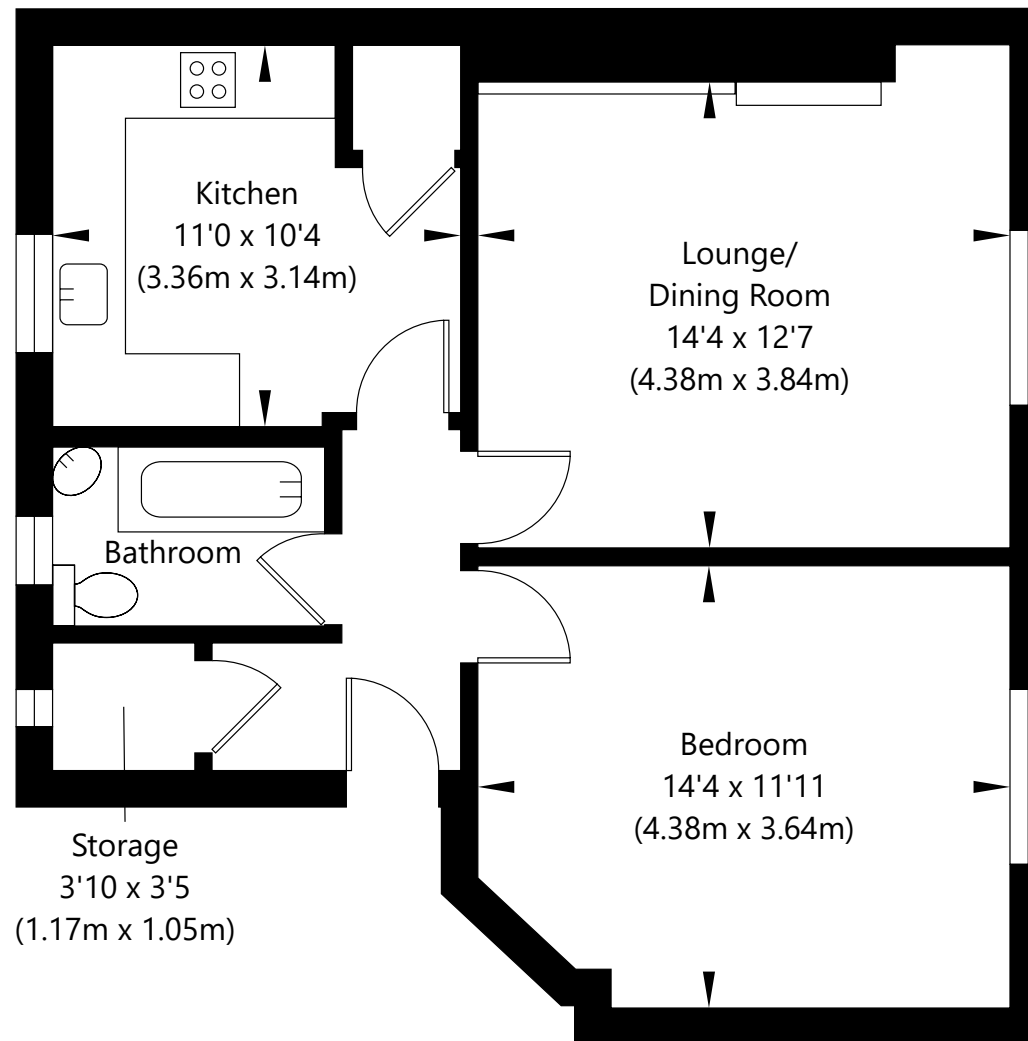


First Floor

Approx. Internal Area 53.87 Sq M / 580 Sq Ft.

Not to scale. For identification only.

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