

**61 Priestfield Road, Prestonfield
Edinburgh, EH16 5HX**

FIXED PRICE **£485,000**



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- Charming 1930's detached bungalow with view
- Dining room and sitting room/Bedroom 4
- open plan kitchen and utility room
- 3 double bedrooms and modern shower room
- Gas central heating and double/single glazing
- Small external workshop to the left gable, driveway and mature garden
- Quiet setting only yards away from golf course
- EPC D

Description

This deceptively detached bungalow with timeless character is very close to Holyrood Park and directly bounded by Prestonfield Golf Course. It will suit purchasers of all age groups prepared to carry out improvements and seeking versatile accommodation (133sqm) with the potential for extension (subject to necessary consents). This comfortable home is entered via a traditional vestibule and reception hall. The classic bay-windowed sitting room is rear-facing and provides a sunny outlook onto the garden and further on Prestonfield golf course. There is a dining room, kitchen and a very useful utility room. Two double bedrooms and the shower room are also conveniently positioned on the ground floor. A further attic bedroom is found upstairs having a velux windows which affords a delightful view over the golf course.





Central Heating and Double Glazing

Gas central heating is complemented by a mixture of double and single glazing.

Garden and External Workshop

Generously proportioned, the well-stocked garden is fully enclosed ensuring child/pet safety and above average privacy being directly bounded by the golf course.

A gated driveway leads to the compact workshop/external storage able to accommodate tools, bikes and the like.

Location

Alongside fine Victorian homes, the mature Prestonfield estate mostly comprises detached post war bungalows. It is accessible from Dalkeith Road (A7) and quite literally only yards away from the renowned Prestonfield House Hotel, Prestonfield Golf Course, Holyrood Park and the delightful Duddingston Loch. There is a local primary school, several neighbourhood shops and excellent bus services (Princes Street being less than 3 miles away). Both the extensive Cameron Toll Retail Park and Royal Commonwealth Pool/fitness centre are minutes away. Ready access is also gained to Edinburgh University complexes and the Royal Infirmary.

Mortgage Valuation

The property has been valued at £475,000.

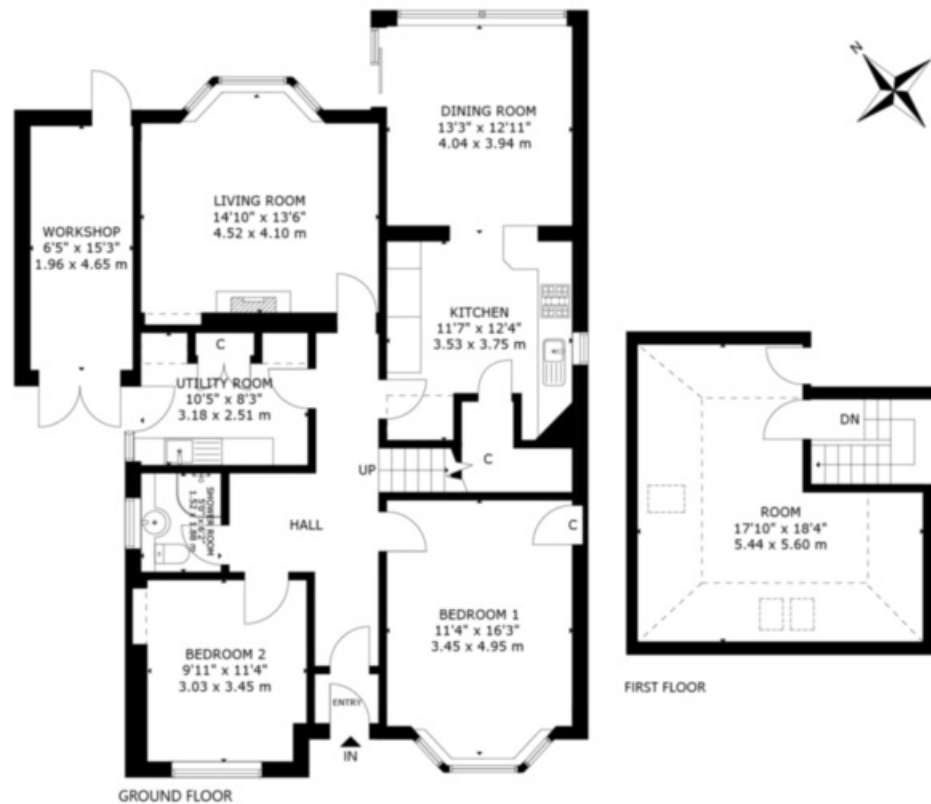


Council Tax and EPC

It is in Council Tax band F and has a D-rated Energy performance Certificate.

Viewing

Viewing is by appointment with the Agent 0131 229 3399 (or 075958 20611 out with office hours).



61 PRIESTFIELD ROAD, EDINBURGH EH16 5HX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,431 SQ FT / 133 SQ M
 WORKSHOP 98 SQ FT / 9 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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