



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**1/1 CLEARBURN GARDENS**

Prestonfield, Edinburgh, EH16 5ET





This ground-floor flat forms part of an established development in Prestonfield and offers a spacious reception room, a kitchen, two bedrooms, and a shower room, all presented with attractive, modern interiors. The flat is accompanied by a private front garden, a communal rear garden, and benefits from access to unrestricted on-street parking. It lies within easy reach of excellent amenities and open spaces including Prestonfield House, Perfermill Sports Complex, Cameron Toll, and Arthur's Seat.

Extras: Integrated kitchen appliances comprising a double oven and hob will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Ground-floor flat in Prestonfield
- Well-presented interiors
- Secure shared entrance
- Hall with built-in storage
- Bright living/dining room with garden access
- Modern kitchen with garden access
- Two double bedrooms
- Attractive shower room
- Private front garden
- Communal rear garden
- Unrestricted on-street parking





"TWO-BEDROOM  
GROUND-FLOOR FLAT  
HAS ITS OWN PRIVATE  
FRONT AND REAR  
GARDENS."



EPC RATING:

D

COUNCIL TAX BAND:

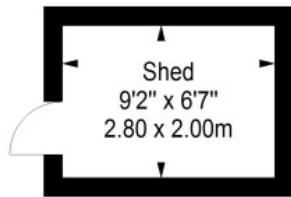
B

VIEWINGS

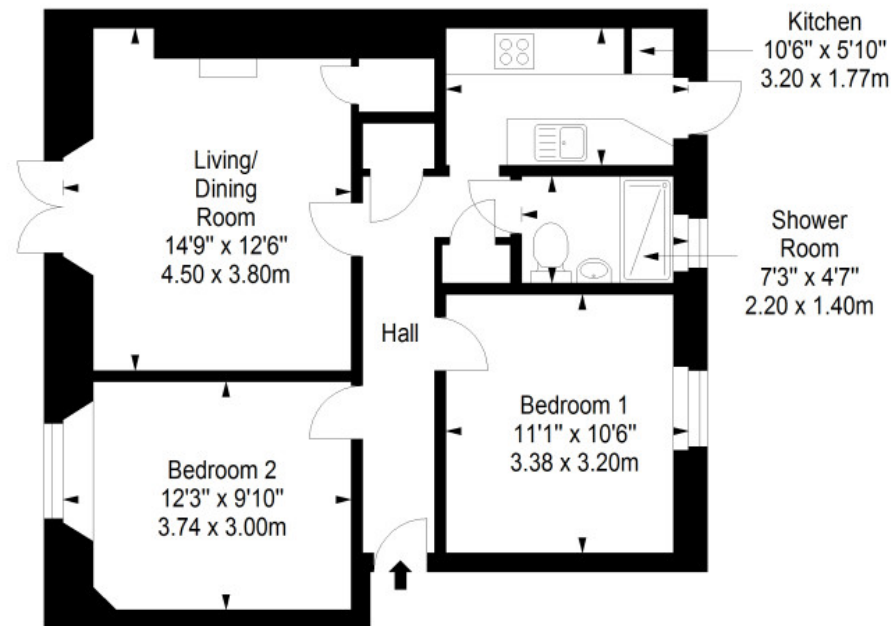
By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

**Shed**  
Approx. 5.6 sq. metres (60.3 sq. feet)



**Ground Floor**  
Approx. 58.3 sq. metres (627.5 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.