



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 Clearburn Gardens
Prestonfield, Edinburgh EH16 5ET

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Nestled in an established estate south of Edinburgh city centre, this stunning lower villa offers well proportioned accommodation and excellent private outdoor space. Boasting a prime location, you'll find yourself just moments away from the picturesque Holyrood Park, Duddingston loch and the prestigious Prestonfield golf course.

Step inside this beautifully presented two bedroom home, offering a great layout and an abundance of natural light, with ample space to relax and entertain. The spacious lounge/diner, can easily be zoned for dining and comfy seating, with the kitchen conveniently positioned adjacent. Excellent storage is provided throughout, including a deep understair cupboard in the hall. The rear facing bedroom provides direct access to the garden, through patio doors. The property enjoys delightful private front and rear gardens, which have been thoughtfully landscaped and well maintained.

Extras: all fitted floor coverings, window blinds and integrated kitchen appliances, plus freestanding fridge/freezer will be included in the sale.

Property Summary

- Spacious lounge/diner
- Modern kitchen
- Entrance hall with deep storage cupboard
- Two double bedrooms with excellent built-in storage
- Rear bedroom with direct access to garden
- Stylish bathroom with shower-over-bath and towel radiator
- Close to Holyrood park, Duddingston loch & Prestonfield golf course
- Prestonfield primary school close by
- Private front and rear gardens
- Gas central heating
- Double-glazed windows
- EPC Rating - C | Council Tax Band - B





Lovely two-bedroom lower villa, close to Holyrood park, Duddingston loch & Prestonfield golf course



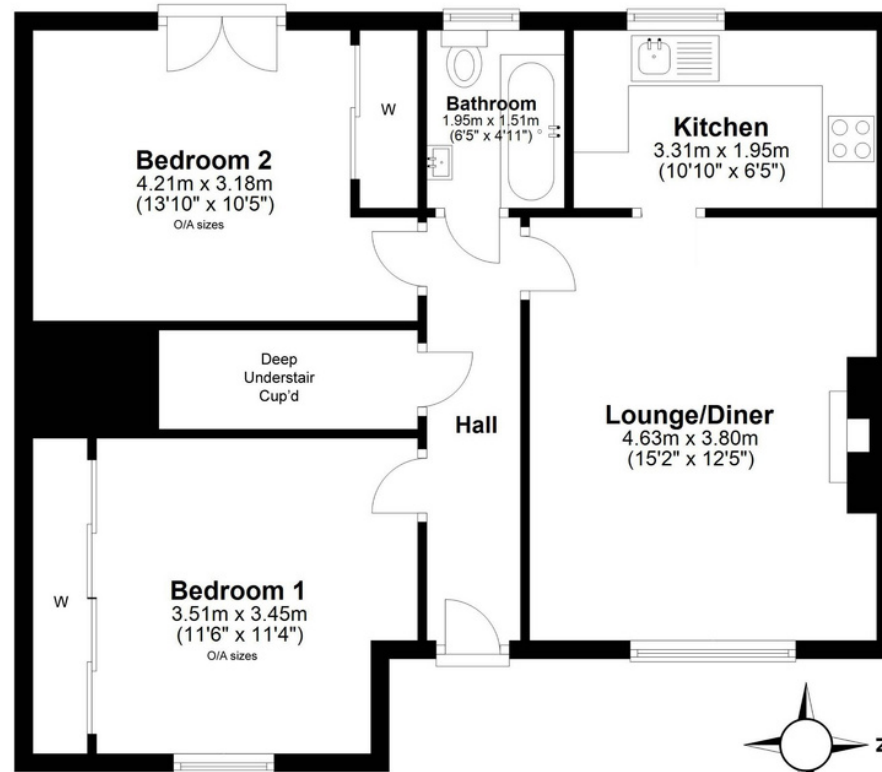
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Birch House
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Ground Floor
Approx. 66.2 sq. metres (712.7 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location

The property is situated on the southern edge of Holyrood Park and Duddingston loch, lying south of the city centre. There are local amenities nearby and a short walk away is Cameron Toll shopping centre with a Sainsbury's. The lively Newington area is close by for bars and restaurants and additionally the Queens and Festival theatres. For leisure there are the wide open spaces of Holyrood Park, Prestonfield golf course and the Edinburgh Commonwealth pool/fitness centre. The schools available in the area are highly regarded from nursery to senior level. Prestonfield primary school lies at end of Clearburn Gardens. There are excellent bus services which provide routes across the city and or by travelling south one can connect with the City Bypass and onto the major road networks.



DUDDINGSTON LOCH