










Offers Over

£420,000

6 Priestfield Avenue

Priestfield | Edinburgh | EH16 5JJ

This charming bungalow affords spacious well-proportioned accommodation with good sized rooms, excellent ceiling height and a large attic space which has been floored and offers great potential for further development, subject to the usual planning consents. The property is ideally suited to growing families and early viewing is advised.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC rating - D
-  Council tax band - F



Description

The entrance vestibule leads to an inviting inner hallway with an attic hatch. Towards the rear of the property, a spacious open-plan living area combines a fitted kitchen with sleek gloss white wall and base units, integrated appliances, and a side door. This area also features ample space for a dining table and full-height glass doors providing access to the rear garden. Positioned at the front and currently used as a formal reception room, this space could easily serve as a double bedroom, boasting a bay window overlooking the colorful front garden and a central fireplace. A second well-proportioned double bedroom includes built-in storage and enjoys a pleasant south aspect overlooking the rear garden. The third double bedroom offers a delightful front aspect and features an Edinburgh Press Cupboard. The fully tiled bathroom comprises a white three-piece suite, a thermostatic shower over the bath, and a glass screen. The attic has been floored and lined, offering excellent storage solutions, with the potential for full conversion to provide additional space, subject to relevant planning consents.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens and Parking

The property benefits from private garden ground to the front along with a monoblock driveway providing off-street parking. To the rear is a fully enclosed generous rear garden with a large lawn bordered with a mature border.

Viewing

By appointment through Neilsons (0131 625 2222).





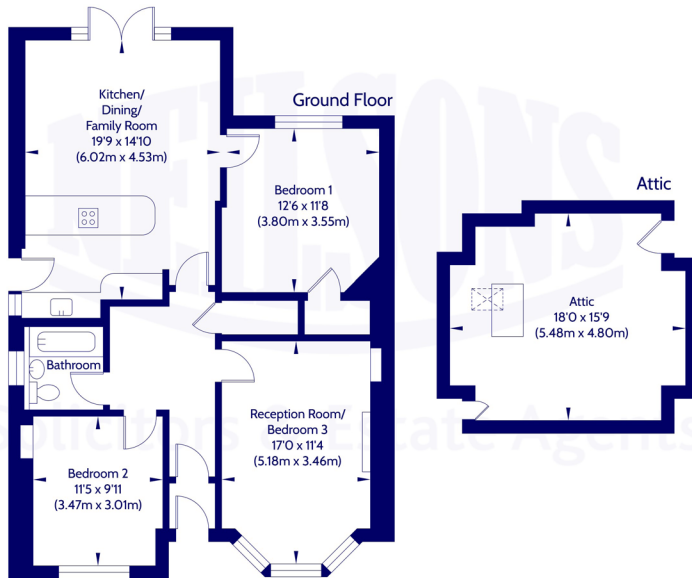
Location

Priestfield is a popular residential district situated to the south of the City Centre. It is close to Cameron Toll shopping centre, which has a good range of national retailers, including a large Sainsburys as the anchor store. Priestfield is a short journey away from the main Edinburgh University campuses and the Royal Infirmary either by bus or bicycle. There are frequent bus services to the City Centre, which is a short trip away. The vibrant district of Newington is close by and has a great range of restaurants, public houses as well as the Festival Theatre, Queen's Hall and Commonwealth Pool. Holyrood Park, which offers endless possibilities for recreational pursuits is a short walk away. The city bypass, which allows access to the A1 south as well as the M8 motorway to the west, is a short drive away.





Approx. Gross Internal Floor Area 88.9 Sq M / 957 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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