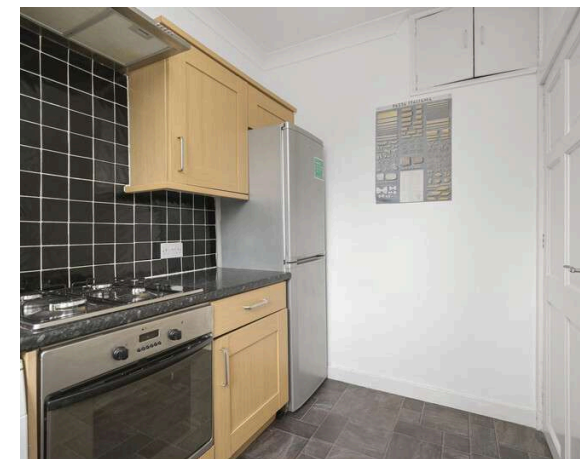




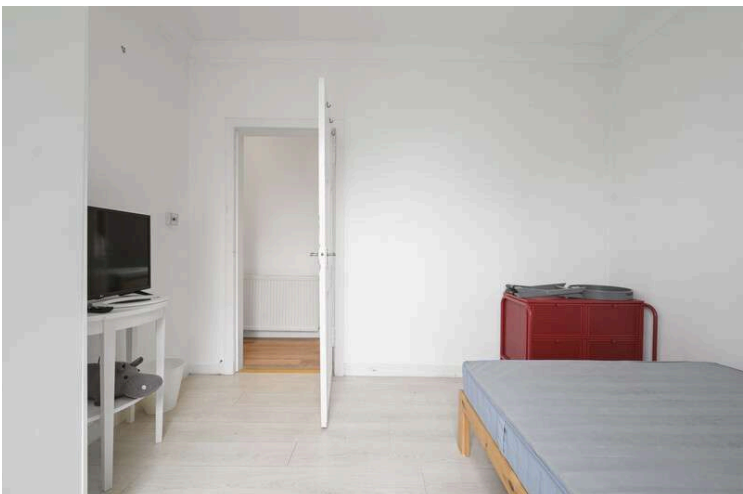
26/6 Prestonfield Avenue, Edinburgh, EH16 5EJ

www.mcdougallmcqueen.co.uk



Welcome to Prestonfield Avenue, an excellent opportunity for the first time buyer or investor this bright and spacious top floor flat offers well-proportioned accommodation, forming part of a block of six with shared gardens to the rear along with unrestricted on street parking. The property is ideally located in the popular Prestonfield area of Edinburgh close to many local amenities and swift transport links to the City centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with two useful storage cupboards.
- Front facing living/dining room, useful storage cupboard housing the boiler.
- Fully fitted kitchen with a range of wall and base unit, integrated appliances and free standing white goods.
- Front facing double bedroom.
- Rear facing double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Mixed glazing.
- Well maintained shared garden and drying green to the rear.
- Unrestricted on street parking.



Location

Prestonfield Avenue, located off Dalkeith Road, lies approximately 2.5 miles south of the city centre and is well placed for access to the city with regular bus services from Prestonfield Avenue and Dalkeith Road. It is also conveniently located for access to the Royal Infirmary and Edinburgh University campuses. The city bypass, which gives access to the A1 south as well as to the central belt motorway network, is a short drive away. The area offers good amenities with local shops on Dalkeith Road catering for every day needs and more extensive shopping outlets including a choice of supermarkets in Cameron Toll Shopping Centre. Fort Kinnaird Retail Park is a short drive away. Leisure facilities are also well provided for with the Festival Theatre, Queen's Hall, Commonwealth Pool and Holyrood Park all within walking distance. The vibrant district of Newington is close by and has a great range of restaurants, cafes and bars.

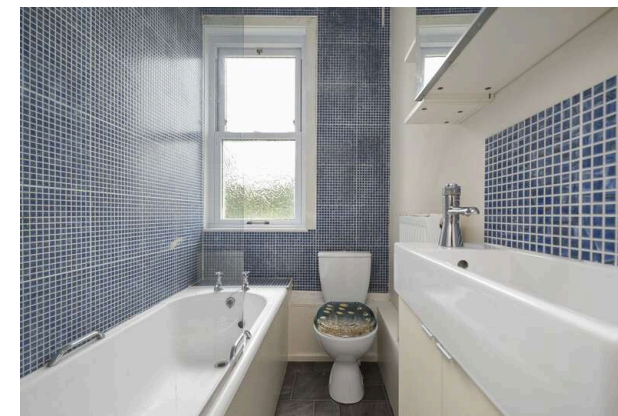
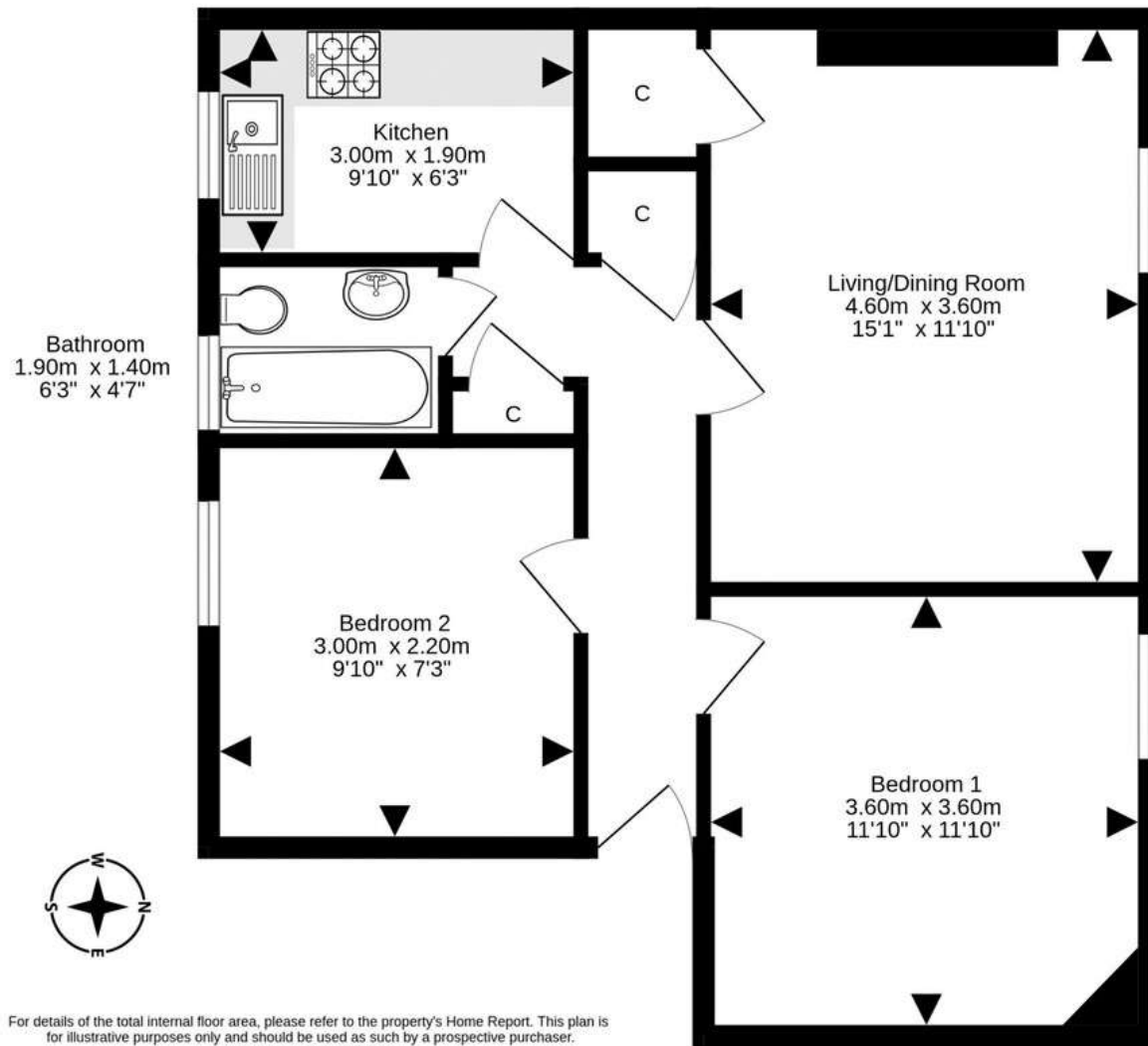
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

