



26 CELLAR BANK

Prestonfield, Edinburgh, EH16 5GT



1

Public Room



1

Bedrooms



1

Bathroom

26 CELLAR BANK

This one-bedroom flat, with a private main door entrance and balcony, offers a desirable address in a leafy and well-connected area, approximately two miles south of the city centre. It forms part of a modern gated community that offers convenient parking for its residents. The interiors have an understated, easily adaptable finish, with tasteful modern fixtures adding colour and style. A bright living room is adjoined to an integrated kitchen, plus a rear-facing double bedroom. This secluded sleeping area benefits from a south-facing seating balcony with a leafy outlook, plus an en-suite shower room.

Extras: All fitted floor and window coverings, and light fittings are included.

Factoring Information: There is a factoring arrangement with Charles White. The charge for this is around £43 per month and this charge includes buildings insurance.





C
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Fantastic city location
- Modern gated development
- Second-floor flat with neutral décor
- Shared external stairwell
- Main-door entrance
- Bright living room, connected to:
- Stylish integrated kitchen
- Rear-facing double bedroom with balcony access
- En-suite shower room
- South-facing balcony with leafy outlook
- Secure residents' parking
- Gas central heating and double glazing



PRESTONFIELD, EDINBURGH

Situated just two miles south of Edinburgh city centre, beside the breathtaking Arthur's Seat and Holyrood Park, the mainly residential suburb of Prestonfield enjoys a highly desirable setting. Dalkeith Road offers excellent everyday shopping amenities, whilst the neighbouring area of Newington provides a wealth of diverse shopping amenities and is home to some of the capital's most celebrated entertainment venues. Just a short distance away, Cameron Toll shopping centre provides further retail outlets, including a large supermarket. Whilst outdoor pursuits can be easily enjoyed at nearby Holyrood Park and local Peffermill Playing Fields, the Royal Commonwealth Pool and leisure complex provides excellent indoor sports facilities. Numerous highly-regarded golf courses can also be found close by. The area benefits from good state education facilities within its catchment area, whilst many of Edinburgh's outstanding independent schools are all easily accessible. The highly convenient location of Prestonfield is well-served by fantastic transport links into the city and further afield, with the City Bypass and motorway network also within easy reach.



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