# 24 Priestfield Road

Priestfield, Edinburgh, EH16 5HT

RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

# Charming city home

## with impressive Arthur's Seat views

The late-1920s residence is rich in elegant traditional character, whilst being attractively modernised with understated interiors that, together with the south-facing rear aspect, create a wonderfully bright and airy home that has been lovingly maintained. Its sought-after location just two miles from the heart of Edinburgh places the property within a short bus ride or easy walk of local schools, Cameron Toll Shopping Centre, Newington's vibrant entertainment and cultural venues, and some of the capital's most celebrated green spaces.

# Semi-detached

## three-bedroom home

Enjoying a desirable residential address that perfectly blends city convenience with green tranquillity, this three-bedroom semi-detached house lies on the fringes of Holyrood Park, with magnificent views of Arthur's Seat and easy access to wide-ranging local amenities and attractions. The well-proportioned home, featuring two reception rooms, is ideal for families or professionals seeking space to work from home, whilst an enclosed south-facing garden and private parking add further appeal.

## General Features

- Charming late-1920s semi-detached home
- Edge-of-park setting beside Holyrood Park
- Magnificent views of Arthur's Seat
- Just two miles from Edinburgh's city centre
- Close to Newington amenities and attractions
- A short walk or bus ride from local schools

## Accommodation Features

- Entrance vestibule with stained-glass window
- Elegant living room with box window, storage, and living-flame fire
- South-facing dining room with storage and French doors to the garden
- Bright, modern kitchen with dining room access
- Two double bedrooms and a single bedroom (principal with Arthur's Seat views)
- Bright, stylish bathroom with bath and overhead shower
- Gas central heating and double glazing

## Exterior Features

- Enclosed south-facing rear garden with lawn, patio, and shed
- Front garden with lawn and hedgerow border
- Convenient private parking via a driveway

# Welcoming entrance

A tiled-floored vestibule, brightened by a charming stained-glass window, leads into the entrance hall, with the uplifting sense of space and light immediately apparent. The hall boasts stylish oak-toned flooring and handy under-stair storage.

# Bright and comfortable

## spaces for relaxation and dining

Illuminated by a wide box window and softly carpeted, the living room is a convivial sitting area centred around a living-flame fire with an elegant contemporary surround. A built-in cupboard provides concealed storage.

"...elegant living room with box window, storage, and living-flame fire..."

# Dining room

## with French doors opening onto the garden

To the south-facing rear of the home, with French doors opening onto the garden and direct access to the kitchen, the dining room is the ideal space for family meals and effortless entertaining. An oak-toned floor continuing from the hall, along with painted ceiling beams, adds character to the room, along with built-in storage, including an attractive display cabinet.

# Bright, modern

## kitchen with dining room access

Benefiting from ample natural light and tastefully styled in white and natural wood tones, the kitchen is equipped with fitted units, downlit workspace, recessed display shelving, and appliances comprising an integrated oven and five-ring gas burner with an extractor, along with an undercounter washing machine and fridge. A second freestanding fridge, along with a tumble dryer and freezer, are located in the garden shed.

# Three inviting bedrooms

The bedrooms are located on the first floor, reached via a galleried landing beautifully lit by a colourfully detailed window and housing built-in storage. Plush carpeting flows from the landing into all bedrooms for added comfort.

## Plush carpeting for added comfort

# The principal bedroom

The two generous double bedrooms include a principal with painted ceiling beams and a striking outlook towards Arthur's Seat.

# Bedrooms

## a second double and one single

The second bedroom faces south over the rear garden. The third bedroom, a single, also benefits from the exceptionally scenic front outlook, making it an inspiring option for study or home working.

# Contemporary bathroom

## with bath and overhead shower

Completing the upstairs accommodation is a bright bathroom, presented with neutral-toned aqua panelling that adds style and practicality. A WC-suite is set into a wood-toned vanity unit, whilst the bath is accompanied by an overhead shower.

Extras: The sale includes all fitted flooring, standard light fixtures, and integrated/ freestanding appliances (except for the fridge/freezer in the shed, which may be available via separate negotiation).

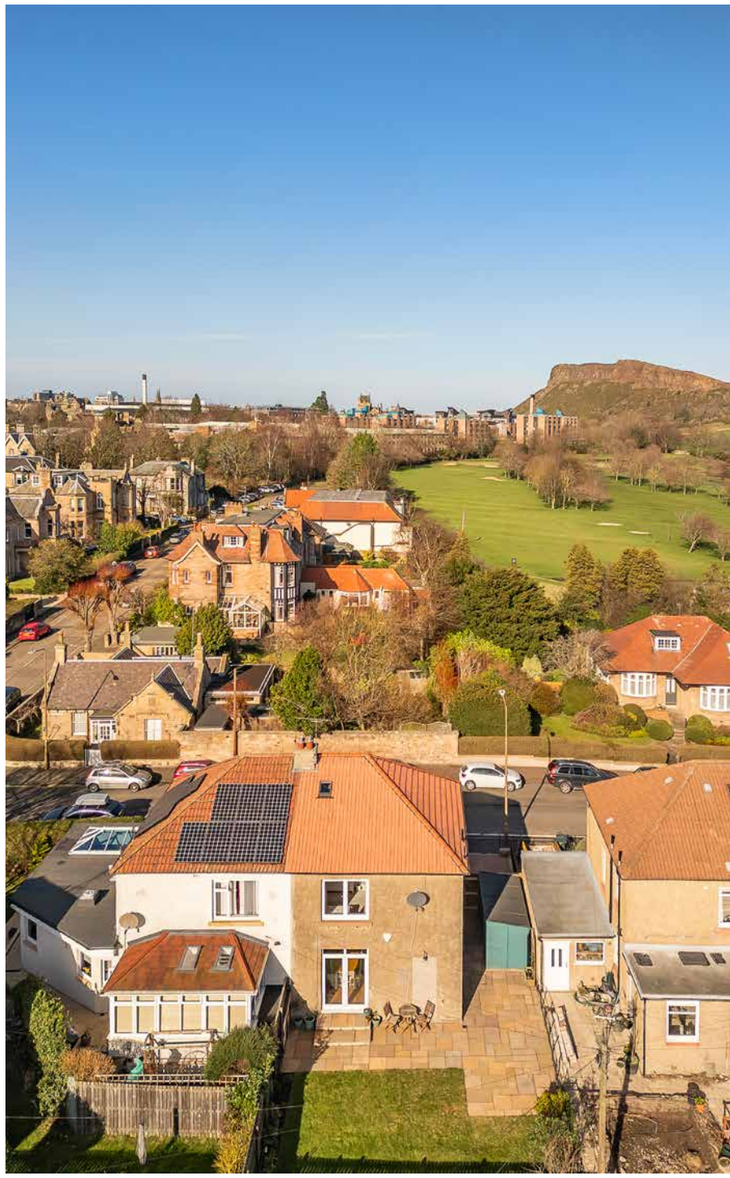
# Secure sun-trap garden

## with lawn, patio, and shed

The fully enclosed rear garden is south-facing, ensuring sun throughout the day. It is landscaped for easy maintenance, with a lawn and spacious seating patio, and houses a shed. A further lawn to the front is framed by neat hedgerows.

# Convenient private parking

The mono-block driveway to the front of the house provides single car private parking.



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Property Name

24 Priestfield Road

Location

Priestfield, EH16 5HT

Approximate total area:

92.7 sq. metres (997.8 sq. feet)

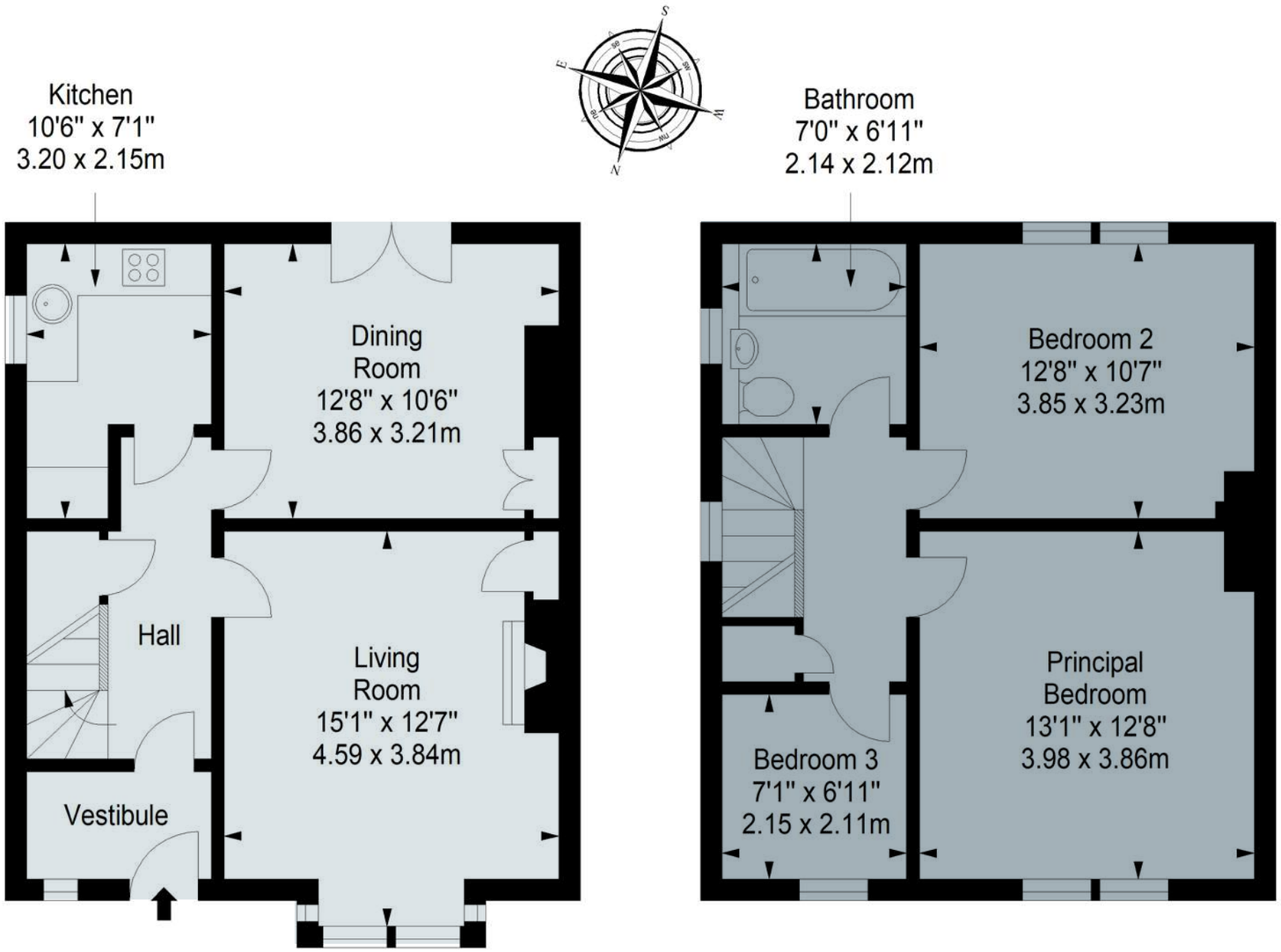
The floorplan is for illustrative purposes.
All sizes are approximate.

Ground Floor
Second Floor

EPC Rating - C

Council Tax Band -E

Home Report Value - £480,000



# Priestfield

## Edinburgh

Situated just over two miles south of Edinburgh city centre, beside the breathtaking Arthur's Seat and Holyrood Park, the residential suburb of Priestfield 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 best 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 Priestfield is well-serviced by fantastic transport links into the city and further afield, with the City Bypass and motorway network also within easy reach.

Let us help you find your next

# dream property!

RALPH SAYER

SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

Zoopla.co.uk rightmove OnTheMarket.com

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.