



2/2 Cameron House Avenue

Prestonfield, Edinburgh, EH16 5LG



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Bright & spacious ground floor flat in the popular Prestonfield area - ideal for first-time buyers

- Sitting/dining room
- Well-appointed kitchen
- Double bedroom
- Shower room with 3-piece suite
- Walk-in cupboard/study
- Ideal for a first-time buyer
- Private front garden
- Communal rear garden
- Secure entryphone system
- Gas central heating & double glazing



Offers Over: £160,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Ideal for a first-time buyer, this bright & well proportioned ground floor flat is situated in the popular Prestonfield area, to the south of the city centre.

The property benefits from a recently installed kitchen & shower room, secure entryphone system, gas central heating & double glazing, as well as a private front garden.

Extras

To include all fitted carpets, curtain poles, blinds, oven, hob, cooker hood, washing machine & dishwasher.



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Ground Floor

Total Area: 49.7 m² ... 535 ft²

All measurements are approximate and for display purposes only.



Location

Prestonfield is a popular residential neighbourhood lying to the south of the city, close to Prestonfield House Hotel. There are excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes within easy reach in nearby Newington. More comprehensive shopping is available at Cameron Toll Shopping Centre. Leisure and recreation amenities are plentiful, with Arthurs' Seat, the Royal Commonwealth Pool and leisure complex and the open spaces of Holyrood Park all nearby. The area is well suited for access to the Edinburgh Royal Infirmary, Sick Children Hospital, and Edinburgh University King's Buildings. There is good road access to the City Bypass and to the main motorway network and an excellent bus service connecting to the city centre.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.