



ESTATE.



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PRIVATE GARDEN



80 SQM
861 SQFT

50 PRIESTFIELD ROAD

EDINBURGH, EH16 5HY



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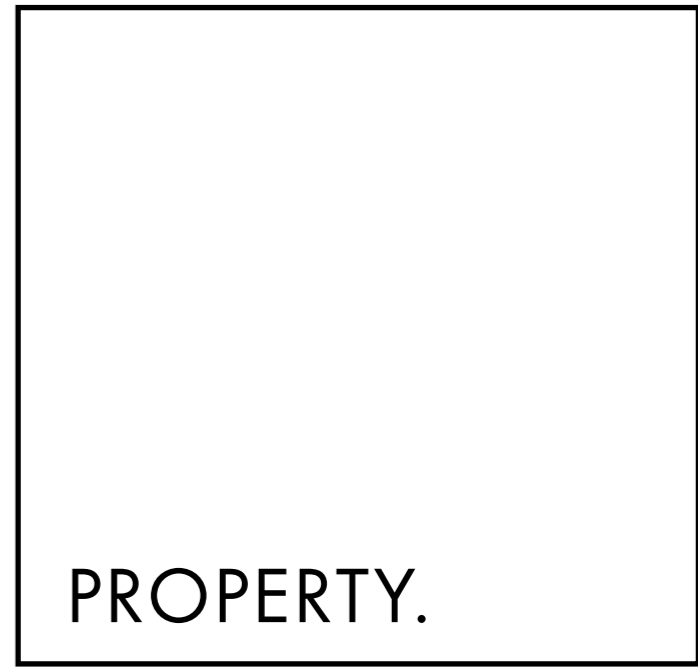
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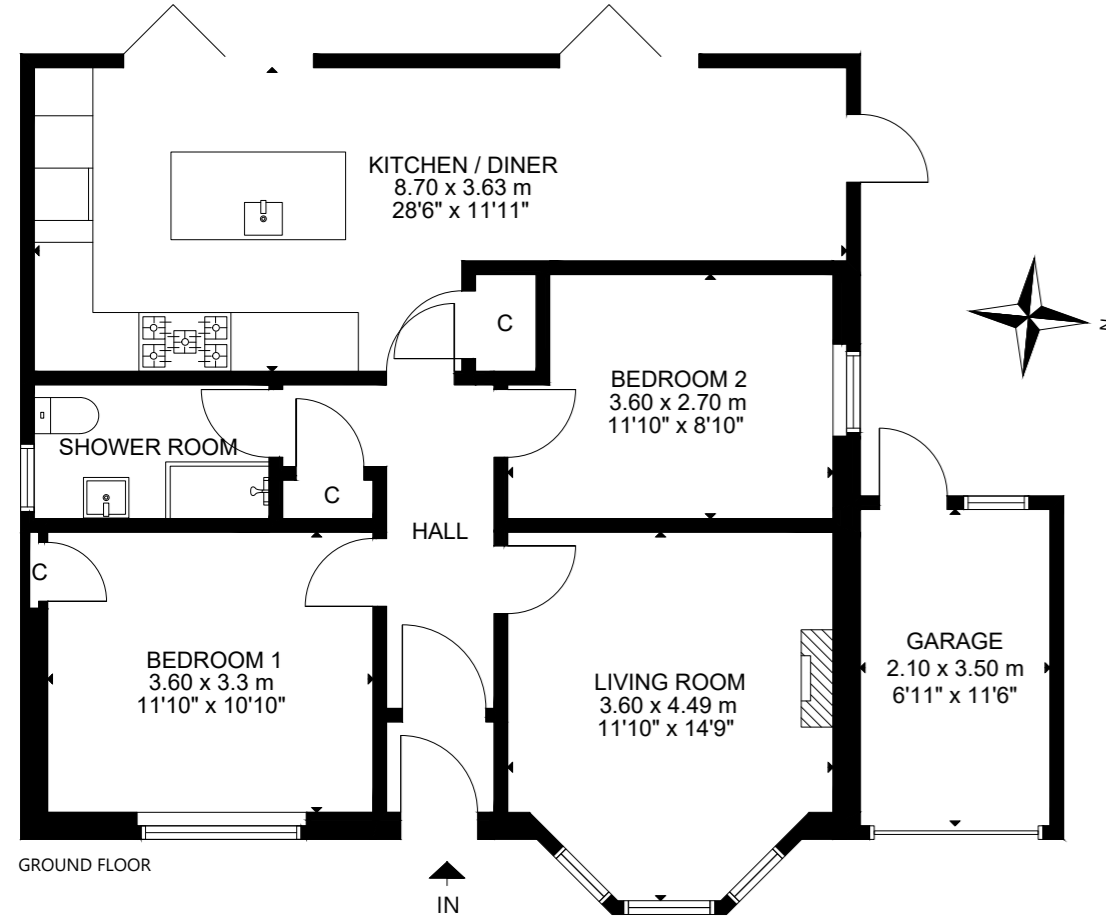
A beautifully presented two-bedroom detached bungalow in the popular residential area of Southside. In turn-key condition, this impressive property with private south-west facing rear garden boasts immaculate accommodation featuring high quality fixtures, fittings, and interiors. Overlooking Arthur's Seat, it benefits from superb local amenities including Priestfield Tennis Club, Cameron Toll, Holyrood Park, and Prestonfield Golf Club and offers quick access to the University of Edinburgh, The Royal Infirmary, and the city centre. It is an ideal living space for families, couples or professionals and certainly an opportunity not to be missed.

IN SHORT.

- Popular Southside location
- Two-bedroom detached bungalow
- Private south-west facing rear garden
- Single car garage with power, and driveway
- Ideal for University of Edinburgh and The Royal Infirmary
- Walking distance of Prestonfield Golf Club and Holyrood Park
- Fantastic local amenities including Cameron Toll Shopping Centre

Included within the sale price will be all fixtures and fittings, including; blinds, curtains, light fittings and floor coverings. Please note that other items may be available through separate negotiation





50 Priestfield Road, Edinburgh, EH16 5HY

Approximate Gross Internal Area 861 SQFT / 80 SQM

*Not to Scale - for Illustrative Purposes Only
All measurements and fixtures including doors and windows are approximate and should be independently verified. Measurements may differ from the home report*

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DETAILS.



- A stylish bay window living room with front facing outlook and elegant interiors including a warm neutral décor, carpeting and eye-catching focal fireplace.
- A stunning designer contemporary kitchen/dining room with bi-fold doors leading out to the private rear garden. Sleek white wall and floor cabinetry, sits alongside high-quality wooden worktops and integrated appliances including dishwasher, washing machine, double range cooker, dual oven with microwave feature, and an enviable island with Quooker tap adds to the luxury feel.
- Two bright and inviting carpeted bedrooms, including a principal double

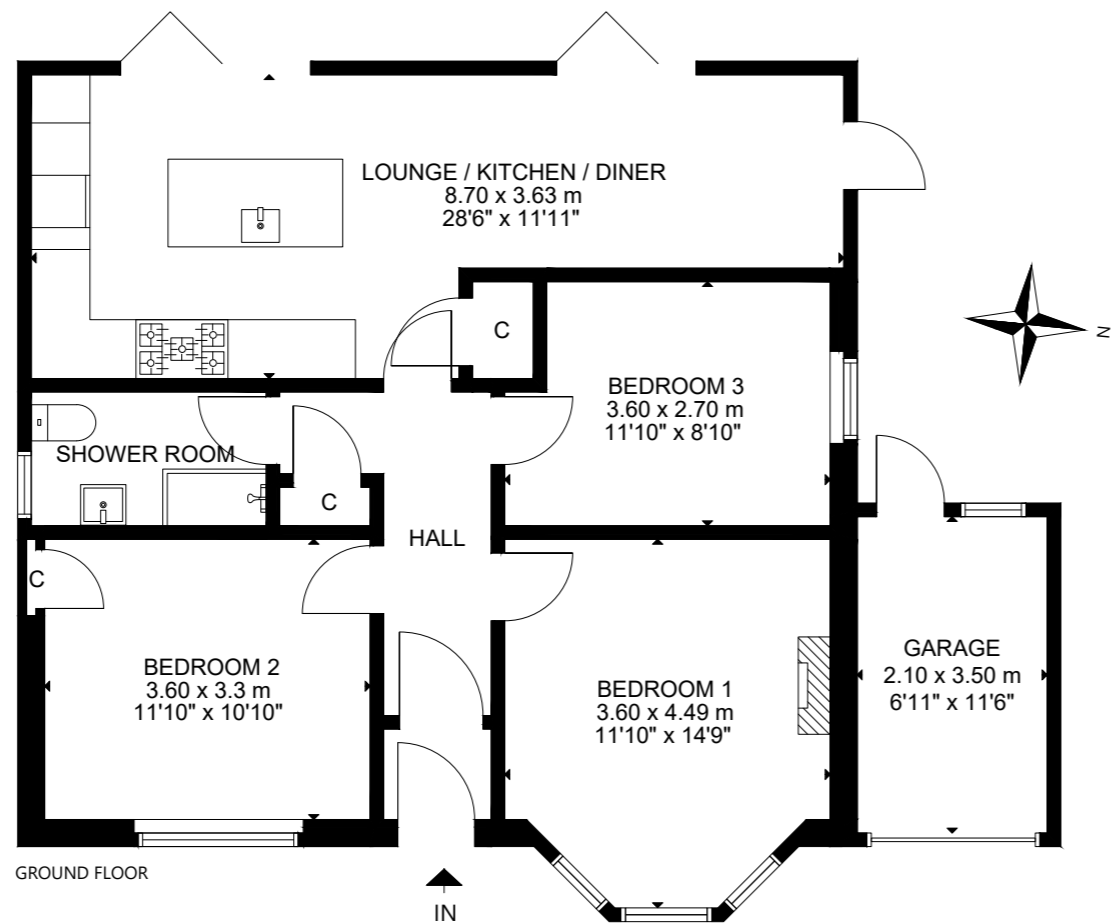
- bedroom with bespoke mirrored wardrobe.
- A contemporary walk-in shower room with waterfall rain shower and underfloor heating along with hidden cistern WC and washbasin.
- Gas central heating and double glazing throughout with HIVE home technology.
- Private south-west facing rear garden with lawn, patio, and decking area. Also features two useful garden sheds.
- Neat front garden with paving, hedges, lawn, and single car driveway.
- Single car garage with power.
- House alarm system.
- On street parking.



OPPORTUNITY.

Offering excellent flexibility and potential, this property can be easily changed from a two bedroom into a three bedroom as seen in the alternative floor plan (opposite). In addition, the side elevation of the property offers excellent scope for extension subject to approved planning and/or consents.

Any changes to the existing layout of the property would be subject to the relevant planning permission or content(s). Interested parties should make their own enquiries.

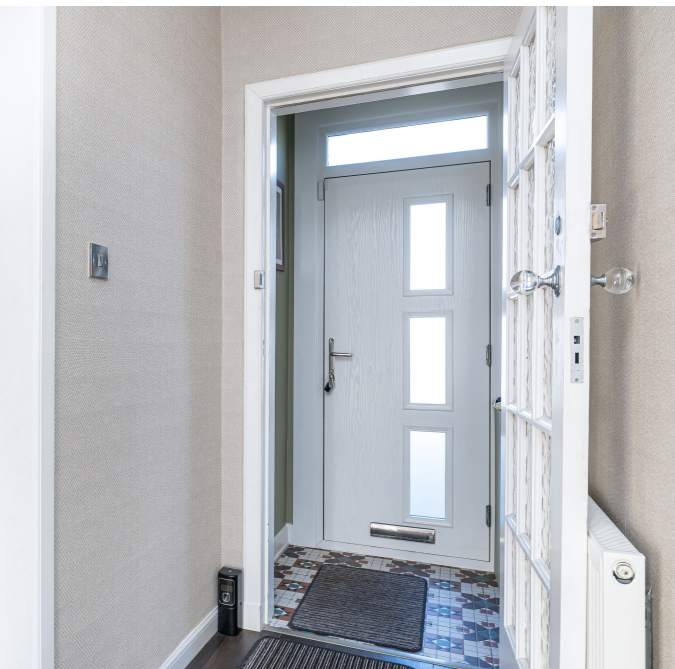


ALTERNATIVE FLOORPLAN

Approximate Gross Internal Area 861 SQFT /80 SQM

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LOCATION.



Edinburgh's Southside is a desirable residential location. The property itself is within walking distance of both Prestonfield Golf Club and picturesque Holyrood Park. It benefits from excellent local amenities as well as its proximity to Cameron Toll Shopping Centre which has a Sainsbury's supermarket and other well-known retailers. In addition to golf there are other fantastic recreational opportunities nearby including The Royal Commonwealth pool and gym, and the Meadows with its tennis courts and cycle tracks.

It offers well-regarded schooling including Prestonfield Primary School and Castlebrae High School. Edinburgh's private school options including George Heriot's School and George Watson's College are in easy reach. Regular bus services take you to Princes Street in 15 minutes, and the City Bypass is in close proximity.

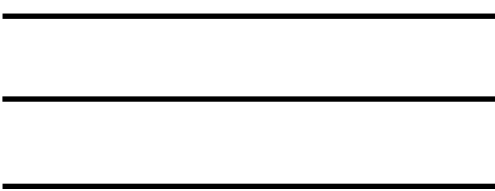
"Comfortable, modern living near the heart of Edinburgh..."



Convenient location, in proximity to the city centre



Near a variety of local amenities, including shopping centres



- Holyrood Park: 450m
- The Meadows: 1.7km
- Nearest convenience shop: 850m





For more information, please contact the team:

0131 573 0873

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CONTACT.

No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries