



**44 PRIESTFIELD CRESCENT
NEWINGTON
EDINBURGH
EH16 5JG**

**OFFERS OVER
£270,000**



CONNELL & CONNELL *WS*
SOLICITORS AND ESTATE AGENTS

**THOUGHTFULLY
EXTENDED END
TERRACED VILLA IN
POPULAR RESIDENTIAL
AREA CLOSE TO
EXCELLENT LOCAL
AMENITIES**

VIEWING:
SUNDAY 2 - 4 PM OR
TELEPHONE 0131 621 0407
OR AGENTS 0131 524 3800
FOR AN APPOINTMENT

This is a thoughtfully extended end terraced villa providing bright and spacious family accommodation in a popular residential area close to good local shops and amenities. Cameron Toll Shopping Centre and Kings Buildings are both a short distance away. For recreational purposes there are many facilities within the area including Prestonfield and Craigmillar Park Golf Courses, the Commonwealth Swimming Pool and Sports Centre and Holyrood Park. Regular bus services run close by which provide easy access to the city centre and surrounding areas.

Internally the property is in excellent decorative order and benefits from gas central heating and double glazing. The free standing gas cooker is included in the sale together with the American style fridge/freezer.

A private driveway provides off street parking for two cars. The sunny south west facing rear garden has been landscaped and is fully enclosed.

Detailed Accommodation:

Hall:
Carpet. Carpeted staircase to upper floor.

Lounge: 5.45m x 3.52m [17'11" x 11'6"]:
Bright and spacious lounge with bay window to front. Feature fireplace with contemporary flame effect electric fire. Under stair storage cupboard. TV point. Coving and ceiling rose. Two radiators. Laminate wood effect flooring.

Lobby:
Large storage cupboard with sliding doors and housing gas combi boiler. Carpet.



Shower Room:

Located off inner hall. Shower compartment with shower panel with shower head, body jets and hand held shower attachment. White two piece suite comprising inset wash hand basin and WC. Mirrored bathroom cabinet. Extractor. Heated towel rail. Laminate flooring.

Kitchen: 6.64m x 1.97m [21'9" x 6'5"]

Modern fully fitted kitchen with extensive wall and base units. Ample work surfaces with integrated 1 1/2 stainless steel sink and drainer and tiled splashback. The free standing cooker with double oven and large American style fridge/freezer are included in the sale. Plumbed for dishwasher. Window to front. Tiled floor.

Utility Room:

Plumbed for washing machine. Space for tumble dryer. Wash hand basin with storage cupboard below. Extractor. Shelving. Tiled floor.

Dining Room: 4.37m x 2.77m [14'4" x 9'1"]:

Double doors to kitchen. Space for good sized dining table and chairs. Patio doors to back garden. Radiator. Tiled floor.



Bedroom 1: 3.62m x 3.46m [11'10" x 11'4"]:

Good sized double bedroom with window to rear overlooking garden. Extensive wardrobes with hanging space and shelving. Radiator. Laminate wood effect flooring.

Upper Hall:

Attic access hatch. Carpet.

Bedroom 2: 4.83m x 1.97m [15'10" x 6'5"]:

Large double bedroom with window to front. TV point. Attic access hatch. Radiator. Laminate flooring. Door to:

En Suite Shower Room:

Spacious shower room with shower cabinet and electric shower. White two piece suite comprising wash hand basin and WC. Frosted window to rear. Shelving. Extractor. Radiator. Tiled floor.



Bedroom 3: 3.63m x 3.56m at max [11'11" x 11'8"]:

Further double bedroom with windows to front. Built in mirrored wardrobe with hanging space and shelving. Shelved cupboard. Picture rail. TV point. Radiator. Laminate flooring.

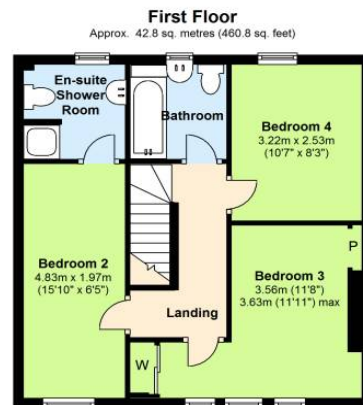
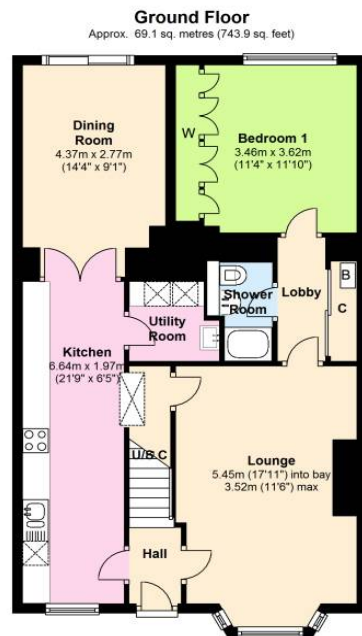
Bedroom 4: 3.22m x 2.53m [10'7" x 8'3"]:

Double bedroom with window to rear overlooking garden. Radiator. Laminate flooring.

External:

A driveway to the front of the property provides off street parking for two cars. The sunny south west facing rear garden is fully enclosed and has been attractively landscaped and features a good sized lawn bounded with paving stones. The garden sheds are included in the sale.

Energy Efficiency Rating: D



Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092123



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.