

● Beveridge  
● Philp  
& Ross

0131 554 6244



Offers Over £295,000

58 Cameron Toll Gardens, Prestonfield, EH16 4TG





## Superb Three Bedroom Family Home In Move-in Condition

Excellent opportunity to acquire a particularly appealing semi-detached villa enjoying a pleasant cul-de-sac location within a desirable residential area convenient to local amenities, city centre and excellent transport links.

Presented in move-in condition, the bright extended accommodation over two levels comprises: entrance hall, lounge/diningroom with doors to enclosed rear garden, three good sized bedrooms/one with fitted wardrobe, well fitted dining kitchen with appliances and stylish tiled bathroom with overhead shower. Tastefully decorated with attractive fitted floor coverings, the light, charming interior also enjoys the added comfort of gas central heating, double glazed windows and useful storage including access to a sizeable attic. Set within generous gardens thoughtfully laid out for ease of maintenance, the front garden and drive monoblocked for off-street parking. All fitted floor coverings, blinds, hob, oven, cooker hood, automatic washing machine, dishwasher, fridge/freezer and garden shed are included in the sale.

### ACCOMMODATION (WIDEST POINTS)

Lounge	5.97 m x 3.66 m / 19'7" x 12'0"
Dining Kitchen	4.11 m x 2.82 m / 13'6" x 9'3"
Bedroom 1	4.11 m x 2.87 m / 13'6" x 9'5"
Bedroom 2	3.58 m x 3.15 m / 11'9" x 10'4"
Bedroom 3	3.51 m x 2.11 m / 11'6" x 6'11"
Bathroom	2.01 m x 1.93 m / 6'7" x 6'4"

## LOCATION

While conveniently located for access to the finest amenities of the City Centre, Cameron Toll Shopping Centre is within short walking distance providing a wide range of retail outlets and banking facilities. Schools catering for all age groups are easily accessible with many recreational facilities in the vicinity including Prestonfield Golf Course, Festival Theatre, Royal Commonwealth Pool and Holyrood Park providing many scenic walks. The property is also well located for Edinburgh Royal Infirmary and a frequent public transport service operates closeby to many parts of the city with easy access to the city by-pass linking with major motorway networks.

## GARDENS/PARKING

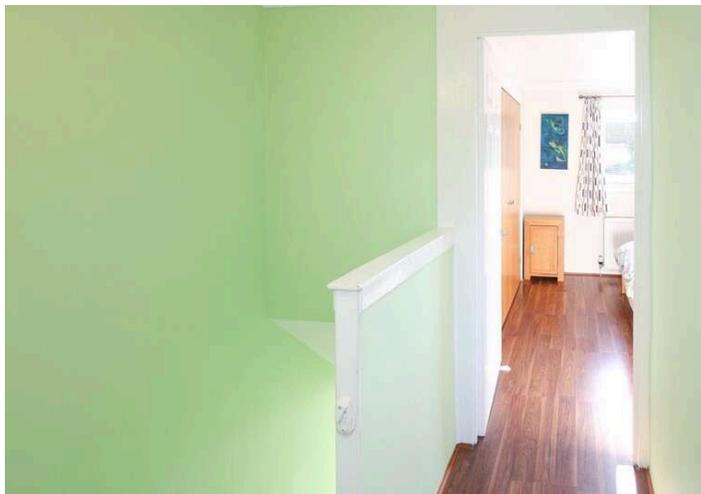
There are easily maintained gardens to front, side and rear with the front garden and drive monoblocked for off-street parking.

## EPC RATING

C

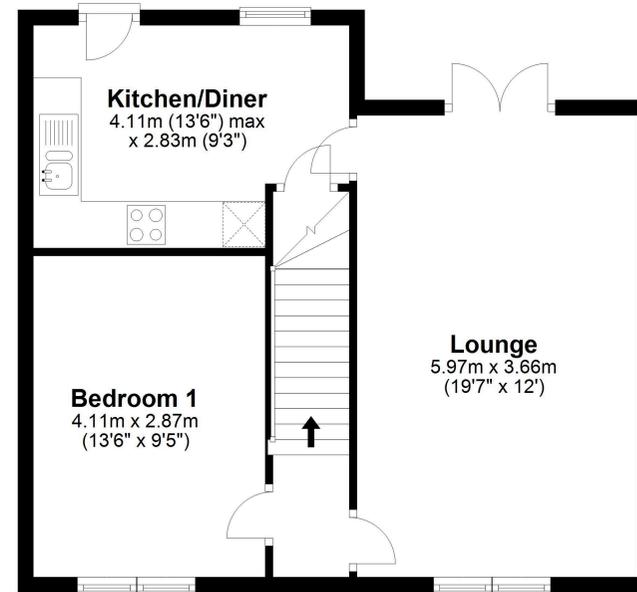
## VIEWING

By appt, please tel 0131 554 6244

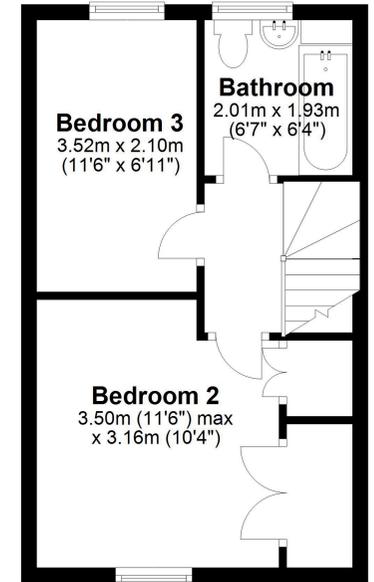




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

**Beveridge**  
**Philp**  
**& Ross**

22 Bernard Street, Leith, Edinburgh, EH6 6PS  
T: 0131 554 6244 • E: [mail@bprsolicitors.co.uk](mailto:mail@bprsolicitors.co.uk)

[bprsolicitors.co.uk](http://bprsolicitors.co.uk)



*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*