



RE/MAX Property



6 Cellar Bank, Edinburgh, EH16 5GT



This impressive two bedroom, two bathroom ground floor apartment boasts a private rear garden and is set within the sought after Cellar Bank development in Edinburgh, EH16 5GT. Finished in a modern style throughout, this attractive home is ideally suited to individuals, couples, or investors alike, and is conveniently located within walking distance of amenities. Lorna MacDonald and RE/MAX Property are delighted to offer this property to the market.

Cellar Bank is a contemporary residential development set within the highly desirable Prestonfield area of Edinburgh. This modern, gated community offers a secure and peaceful living environment, complete with private parking facilities. Situated just south of the city centre, it provides the perfect balance of urban convenience and suburban tranquillity.

Residents enjoy excellent transport links, with frequent bus services connecting to Edinburgh's city centre and beyond. The nearby Edinburgh City Bypass ensures easy access to major motorway networks, ideal for commuters and travellers alike.

The area is well served by local amenities, including the Cameron Toll Shopping Centre, offering a variety of retail and dining options. Healthcare needs are conveniently met with Edinburgh Royal Infirmary close by. For leisure, the nearby Duddingston Golf Course and the open spaces of Holyrood Park provide abundant opportunities for outdoor recreation.

Lounge Diner

4.703m x 5.093m (15'05" x 16'08")

The flat is entered via a secure glazed door, opening directly into the spacious lounge diner. The modern décor is introduced with crisp white painted walls and wood effect laminate flooring, creating a bright and contemporary feel. Front facing windows flood the room with natural light, while three ceiling light fittings ensure excellent illumination throughout. The space is further enhanced by two radiators, a mobile entry system, power points, and a smoke detector, completing this welcoming and practical living area.

Breakfasting Kitchen

3.477m x 3.586m (11'05" x 11'09")

The contemporary kitchen is both stylish and practical, featuring a range of wall and base units finished in white, black, and red gloss frontages. These are perfectly complemented by grey laminate work surfaces and a matching splashback, creating a bold modern look. White painted walls and wood effect laminate flooring complete the décor.

Well equipped for modern living, the kitchen includes an under counter oven, four ring gas hob with built in extractor hood, integrated under counter fridge, and dishwasher, all of which are included in the sale. The stainless steel sink with drainer is set beneath a mixer tap, while bi-fold glazed doors to the rear flood the space with natural light. Additional ceiling and under unit lighting ensure a bright, welcoming atmosphere at any time of day. A radiator and multiple power points provide the finishing touches to this impressive kitchen.

Bedroom Two

2.585m x 2.704m (8'06" x 8'10")

The charming second double bedroom is positioned to the front of the property, accessed directly from the lounge. Decorated in fresh white tones with wood effect laminate flooring, the room feels bright and inviting. A window draws in natural light, complemented by a ceiling light for additional illumination. Practical touches include a built in wardrobe offering useful storage, along with a radiator and power points to complete this space.

Back Hallway

The hallway area is finished in crisp white painted walls with the laminate flooring seamlessly continued from the adjoining spaces. A ceiling light provides illumination, while two built in cupboards offer convenient storage spaces.

Bathroom

2.404m x 1.090m (7'11" x 3'07")

The bathroom is fitted with a classic white three piece suite comprising a bathtub, wall hung sink, and back to wall toilet. Contemporary in style, the space is finished with grey painted walls, striking turquoise glass splashback, and wood effect laminate flooring. Downlights and an extractor fan ensure a bright, fresh atmosphere, while a sleek chrome towel radiator adds warmth.

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Primary Bedroom

3.859m x 2.657m (12'08" x 8'09")

To the rear of the property lies a wonderful double bedroom, beautifully finished with fresh white painted walls and wood effect laminate flooring. Glazed bi-folding doors not only flood the room with natural light but also provide direct access to the garden, creating a seamless indoor outdoor feel. The space is well lit with a ceiling light and additional downlights, while a generous built-in wardrobe offers excellent hanging and shelving storage. A radiator and multiple power points complete this bright room.

En-Suite Shower

1.486m x 1.631m (4'11" x 5'04")

This stylish shower room is finished with grey painted walls and coordinating laminate flooring. The suite comprises a back to wall toilet, a wall hung corner sink, and a corner shower enclosure, enhanced by turquoise wet wall panelling and a mains shower. Modern downlights provide excellent illumination, while a chrome towel radiator and extractor fan ensure the space remains warm, comfortable, and well ventilated.

Rear Garden

To the rear, a private garden offers a fantastic outdoor space for relaxation and entertaining. Laid mainly to lawn, it also features a decked area directly outside the flat, perfect for alfresco dining. A charming wooden pergola creates a dedicated seating area, while secure fencing encloses the garden, providing both privacy and peace of mind.

To the front of the property, there is ample parking available, including a designated allocated space and communal bike storage.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. Hive heating system included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

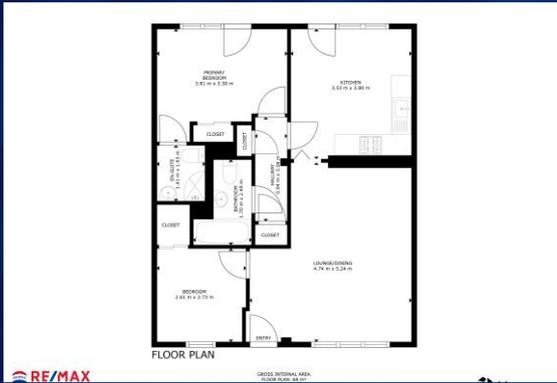
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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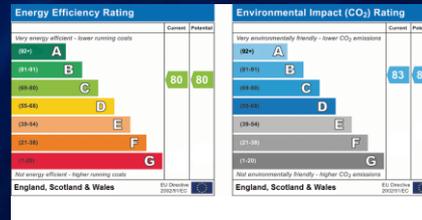


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