



5/5 DRYBROUGH CRESCENT

Peffermill, Edinburgh, EH16 4FD



1

Public Room



2

Bedrooms



2

Bathroom

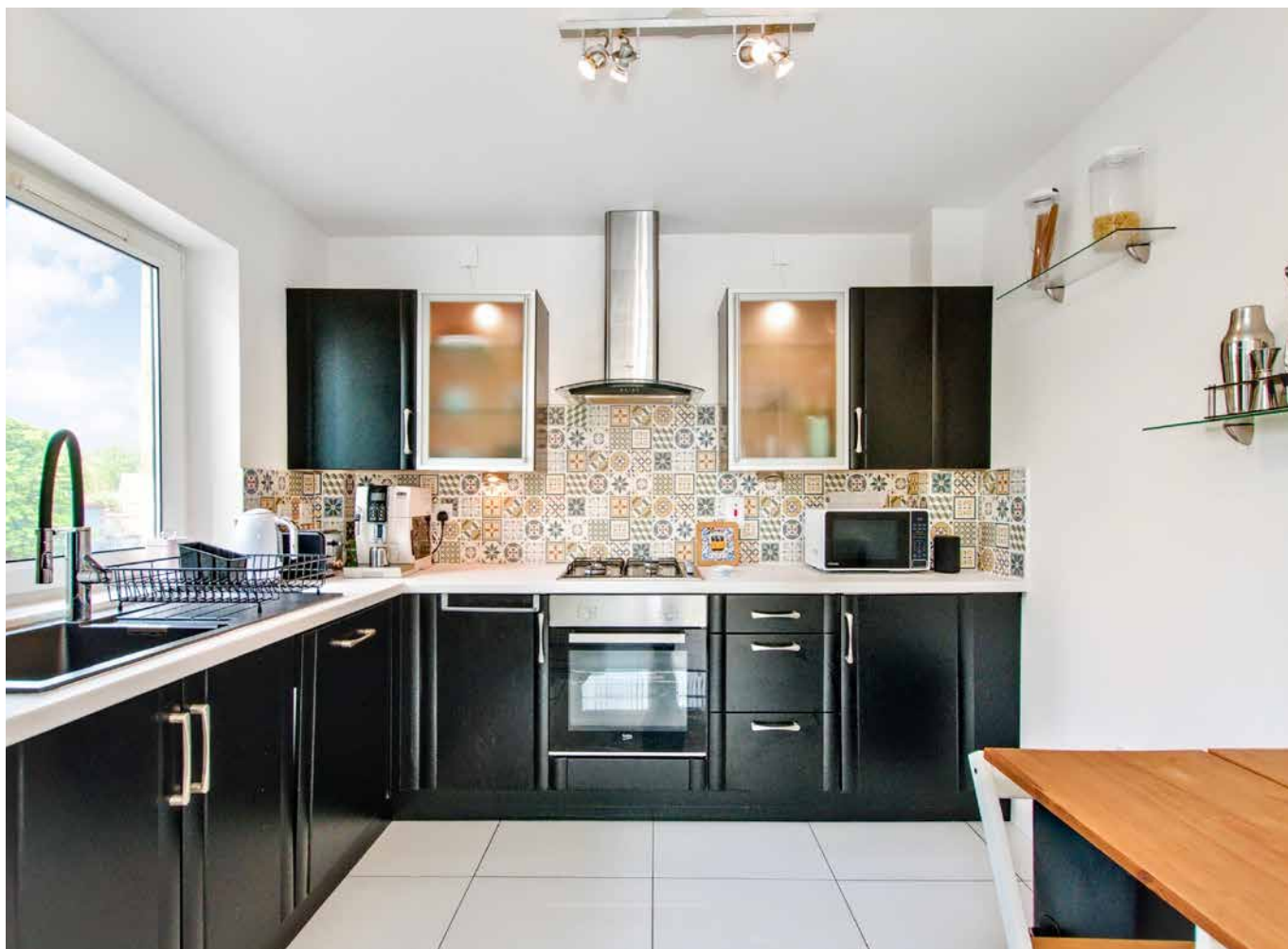


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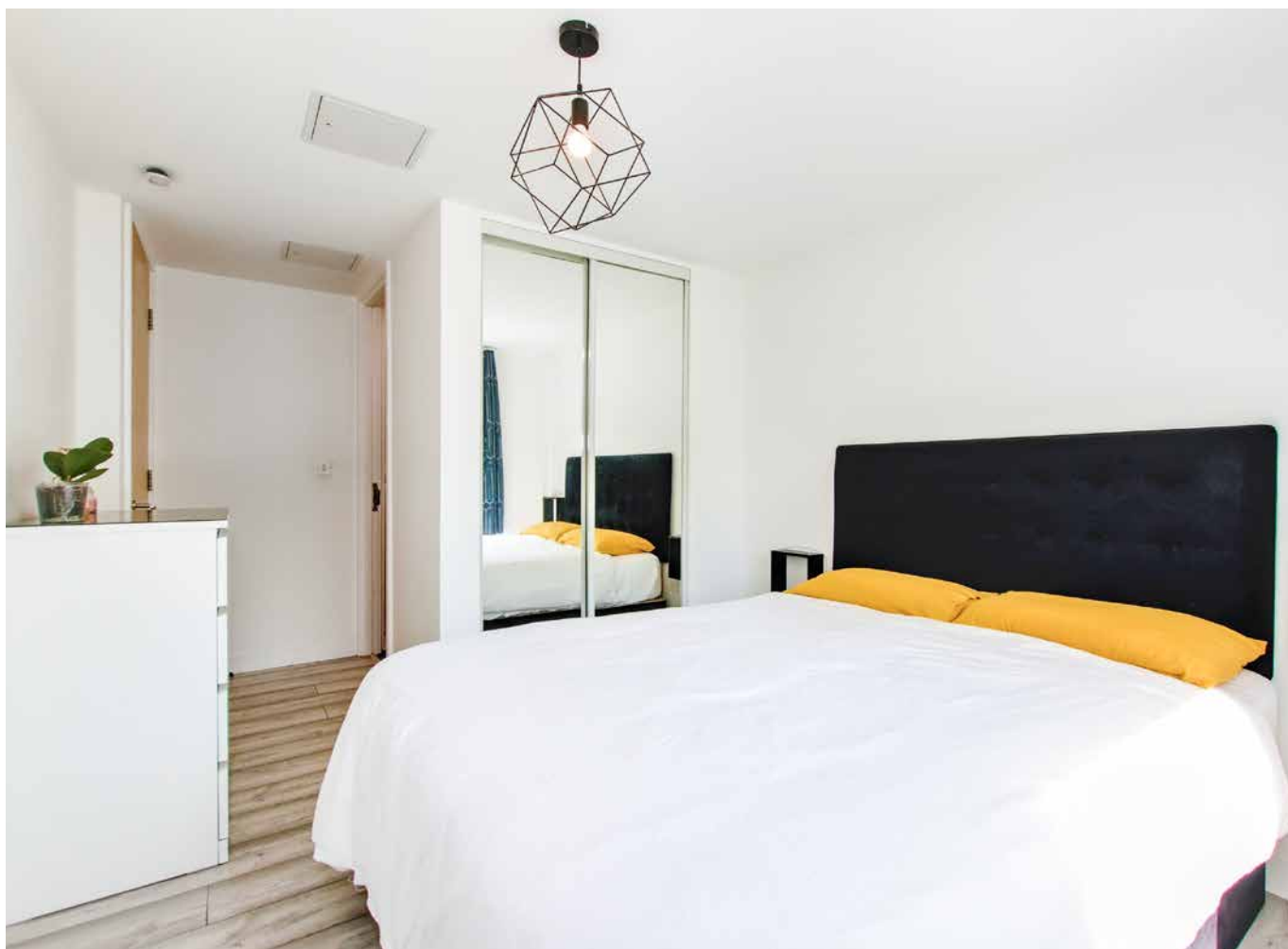
Offering a stylish home in the Peffermill area of the city, this fully furnished first-floor flat forms part of a modern development and accommodates a large open-plan kitchen, living, and dining room with two balconies, two double bedrooms (one with a balcony), an en-suite shower room, and a separate bathroom. The flat is well-presented with modern fixtures and fittings and neutral décor throughout.

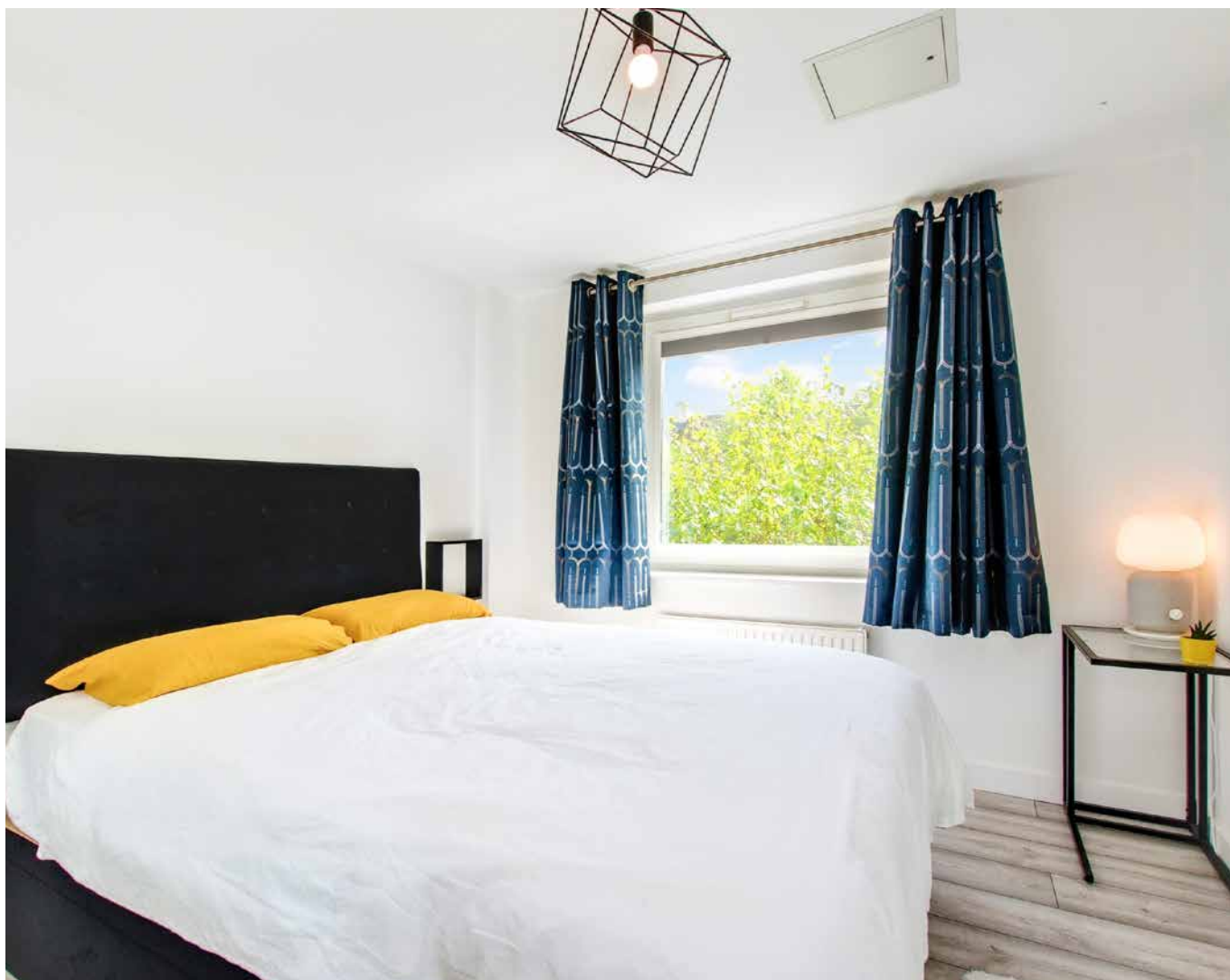
Both the flat and its location are sure to appeal to a wide demographic, with amenities nearby including shops (such as well-known high street retailers and supermarkets), schools (both catchment schools are within walking distance), transport links connecting across the city, sports and leisure facilities, and a wealth of green space. The city centre is also easily reachable, taking around 10 minutes by car.

Factor: There is a factoring agreement in place with Ethical Maintenance for approximately £1,000 per annum.









B

EPC
RATING

D

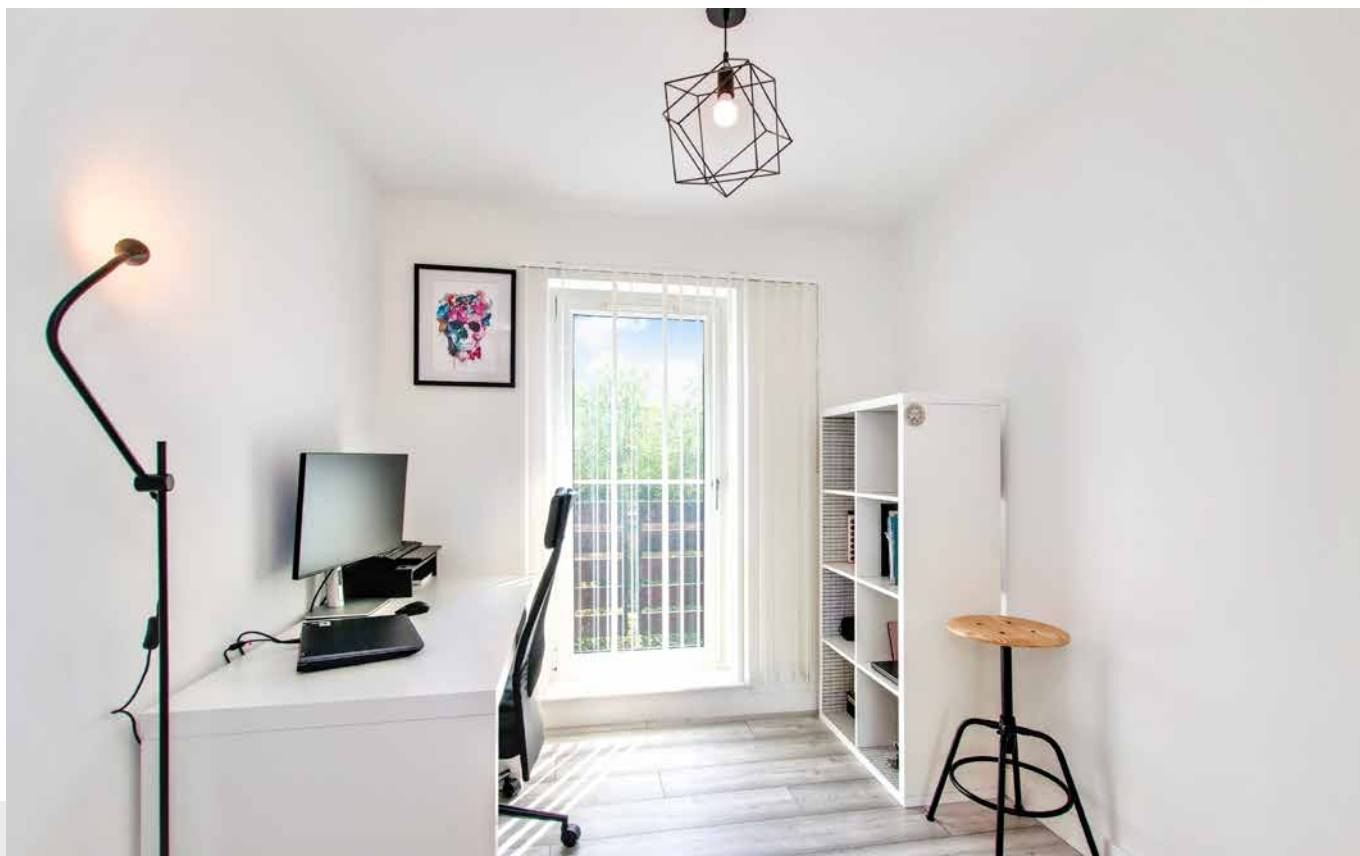
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Fully furnished first-floor flat in Peffermill
- Well-presented, modern interiors
- Secure shared entrance and lift service
- Hallway with built-in storage
- Open-plan kitchen, living, and dining room with two private balconies (one with views of Arthur's Seat)
- Principal bedroom with en-suite shower room and built-in wardrobe
- Second double bedroom with a private balcony
- Bathroom with shower attachment and vanity storage
- Landscaped shared grounds
- Private residents' parking

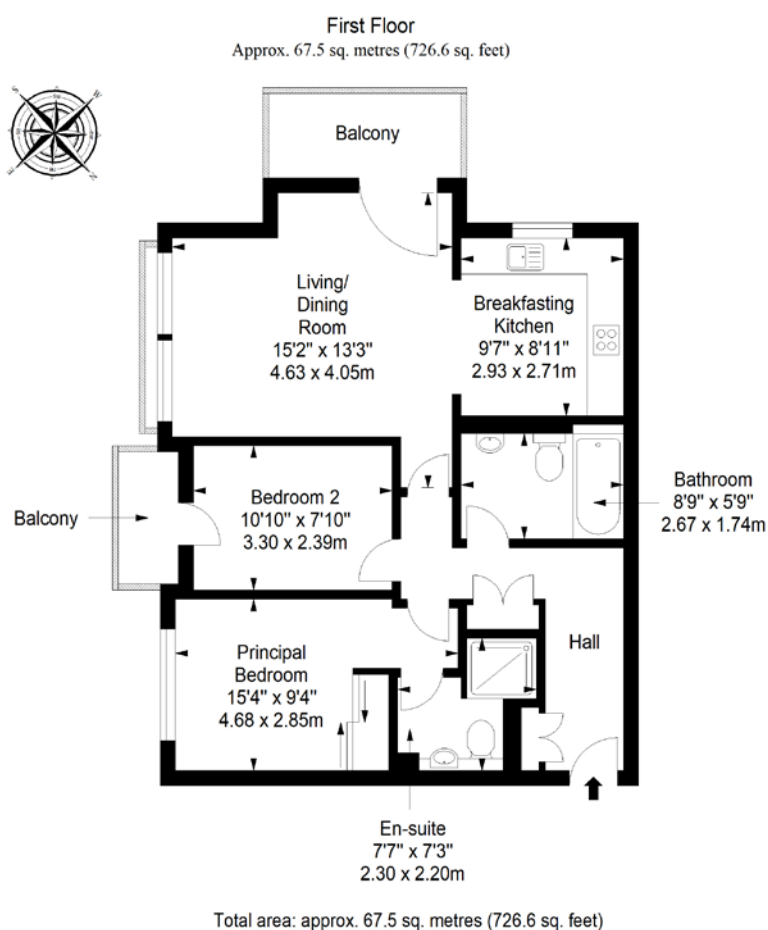


Extras: The property is to be sold as seen, with all light fittings, floor and window coverings, freestanding and integrated appliances, and furniture included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



PEFFERMILL

The popular residential area of Peffermill lies approximately three miles south-east of Edinburgh city centre, boasting a fabulous range of shops, recreational and sports facilities, open green space, and first-class transport links. A good selection of local shops cater for day-to-day requirements and the Cameron Toll Shopping Centre, conveniently open seven days a week, offers an excellent range of shopping facilities, including a Sainsburys superstore. A short drive away at Newcraighall, Fort Kinnaird shopping and leisure complex is home to an extensive range of high-street retail outlets, in addition to a multi-screen cinema and a variety of pubs and restaurants. Fitness enthusiasts can take full advantage of the Royal Commonwealth Pool, one of Scotland's most iconic leisure centres, and the popular, high-spec Gym at Cameron Toll. The surrounding area provides a wonderful variety of outdoor recreation and activities, including golf at nearby Prestonfield Golf Course, as well as walking, running and cycling opportunities via the picturesque Innocent Cycle Path and around the scenic, open parkland of Holyrood Park, Arthur's Seat and Duddingston Loch. Peffermill is well connected by an efficient public transport network operating throughout the city and surrounding areas, whilst the A1, the City Bypass and the main motorway networks are close by. A good range of state schooling options are available and many of the city's independent schools and universities, notably nearby Edinburgh University, are within easy reach.



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