



3/11 PEFFER PLACE

Peffermill, Edinburgh, EH16 4BB



1

Public Room



1

Bedrooms



1

Bathroom



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This classic one-bedroom, second-floor tenement flat faces south and features modern open-plan living with a blank canvas of crisp, minimalist décor, creating a wonderfully bright and inviting home – ideal for a single professional or couple, a first-time purchase, or a rental investment. It enjoys appealing proximity to the open greenery of Holyrood Park, as well as good local amenities, including frequent city transport connections. In addition to a spacious double bedroom, there is a reception room open to a stylish kitchen with breakfast seating, a contemporary bathroom featuring a shower-over-bath, and plenty of built-in storage. Furthermore, residents have access to an enclosed shared garden/drying area and conveniently unrestricted on-street parking.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Well-connected city location, close to Holyrood Park
- South-facing neutral interiors with an open outlook
- Second-floor tenement flat
- Communal stairs with secure entry
- Entrance hall
- Open-plan living/dining room and breakfast kitchen
- One spacious double bedroom
- Tasteful bathroom with shower-over-bath
- Plentiful built-in storage
- Enclosed shared garden
- On-street parking







Extras: All fitted floor and window coverings and light fittings, as well as a free-standing fridge and washing machine, are included, whilst other furniture is up for separate negotiation.

Factor: RMG Scotland, at a quarterly rate of £152.69

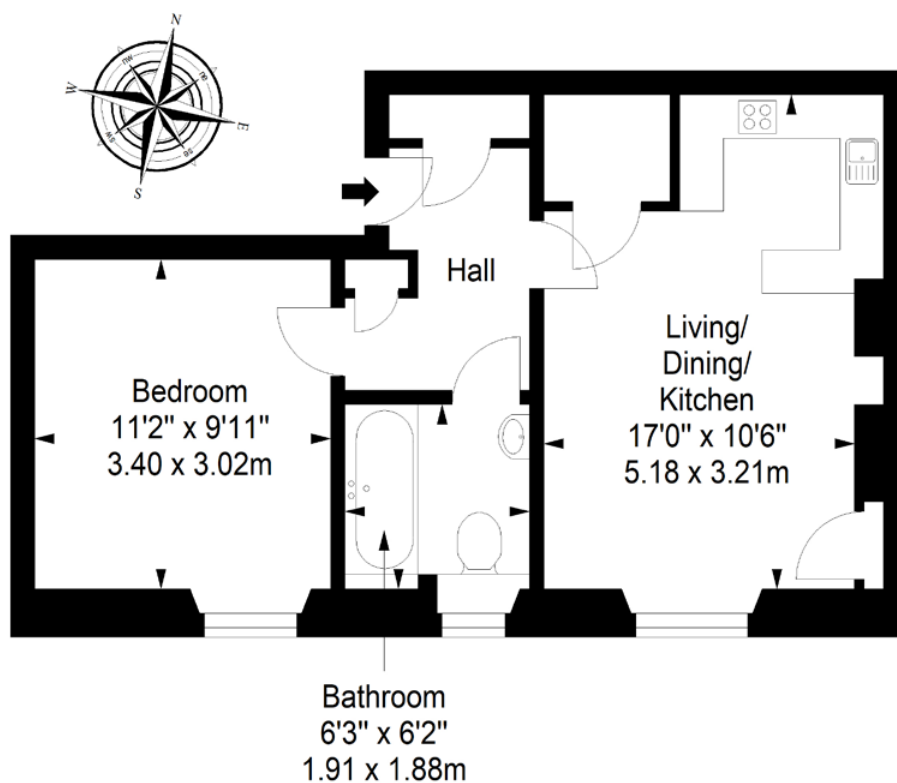


PEFFERMILL, EDINBURGH

Situated just over two miles south of Edinburgh city centre, beside the breathtaking Arthur's Seat and Holyrood Park, the suburb of Peffermill enjoys a highly desirable setting. Dalkeith Road offers excellent everyday shopping amenities, whilst the neighbouring areas of Newington and Craigmillar provides a wealth of diverse shopping amenities and is home to some of the capital's most celebrated entertainment venues. Found in close proximity, Cameron Toll shopping centre provides further retail outlets, including a large supermarket. Whilst outdoor pursuits can be easily enjoyed at nearby Holyrood Park and local Peffermill Playing Fields, the Royal Commonwealth Pool and leisure complex provides excellent indoor sports facilities. Numerous highly-regarded golf courses can also be found close by. The area benefits from good state education facilities within its catchment area, whilst many of Edinburgh's outstanding independent schools are all easily accessible. The highly convenient location of Peffermill is well-served by fantastic transport links into the city and further afield, with the City Bypass and motorway network also within easy reach.

Second Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 39.2 sq. metres (422.0 sq. feet)

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