

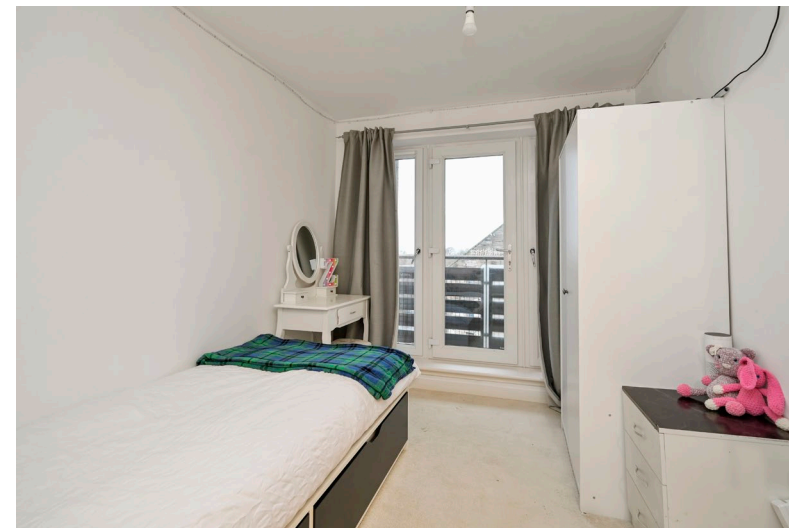


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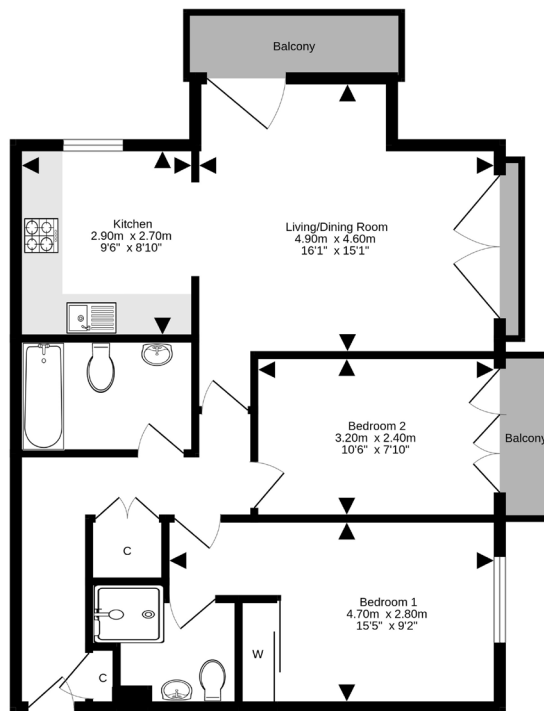
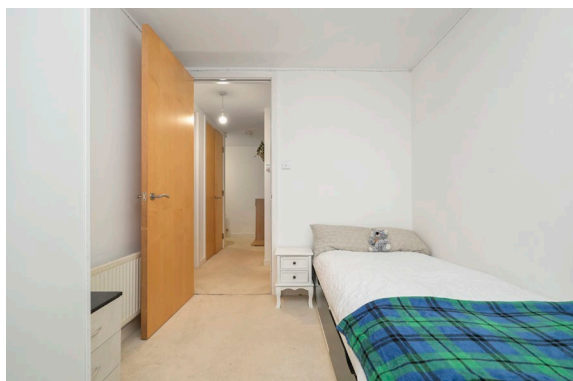


Flat 33, 32 Peffer Bank, Craigmillar, Edinburgh, EH16 4FG

Attractive bright and spacious top floor flat with living room open plan to kitchen Two bedrooms, one with en-suite, one with balcony offering views across to Arthur's Seat. Gas central heating and double glazing Residents and visitors car parking Ideal for investor or first time buyer.



- Excellent local amenities
- Two balconies
- Views of Arthur's Seat
- Gas Central Heating/Combi boiler
- Double glazing
- Modern fitted kitchen
- Built In Wardrobe
- Residents parking
- EPC rating – B
- Council tax – D
- Lift



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix i2024



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DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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