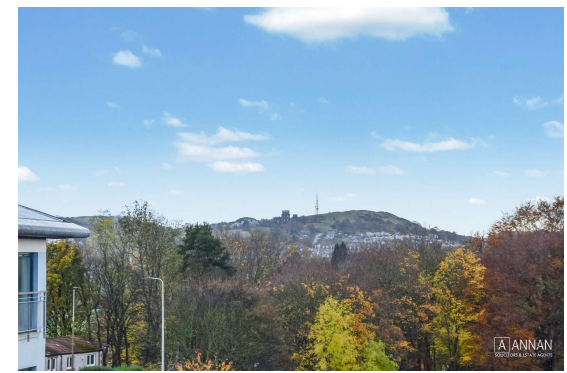




2/18 Drybrough Crescent
Edinburgh, EH16 4FB



"Drybrough Crescent is an immaculate fourth floor 2-bedroom apartment, set within a modern factored development"

- WELL MAINTAINED STAIR
- LIFT ACCESS
- ENTRANCE HALL
- LIVING / DINING / KITCHEN
- BALCONY
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Peffermill is a thriving and popular district located to the south-east of the city centre. Within close proximity there is a range of services and shops such as: Lidl, a chemist and doctors' surgery. Nearby Fort Kinnaird Retail Park offers a wide selection of shops and eateries. A short drive away is an Asda superstore and Cameron Toll shopping where there is a Sainsbury's superstore and fuel station. The area is well served by regular bus routes into the city centre and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh, Airport, and the motorway network. There is a good range of nursery, primary and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University Campus.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

Drybrough Crescent is an immaculate fourth floor 2-bedroom apartment, set within a modern factored development, just a short stroll from quick transport links and excellent local amenities. The property boasts lift access, resident's parking, double glazing, gas central heating, manicured communal grounds and a bike store, and would make an ideal first-time purchase. The accommodation comprises: welcoming entrance hallway with generous storage cupboard off; bright and spacious open plan living/dining/kitchen with generous private balcony off; double bedroom 1 with fitted mirrored wardrobes and stylish en-suite shower room; double bedroom 2 and a family bathroom with shower over bath which completes the accommodation on offer. Viewing is highly recommended to fully appreciate the size, standard and quality of the property on offer.

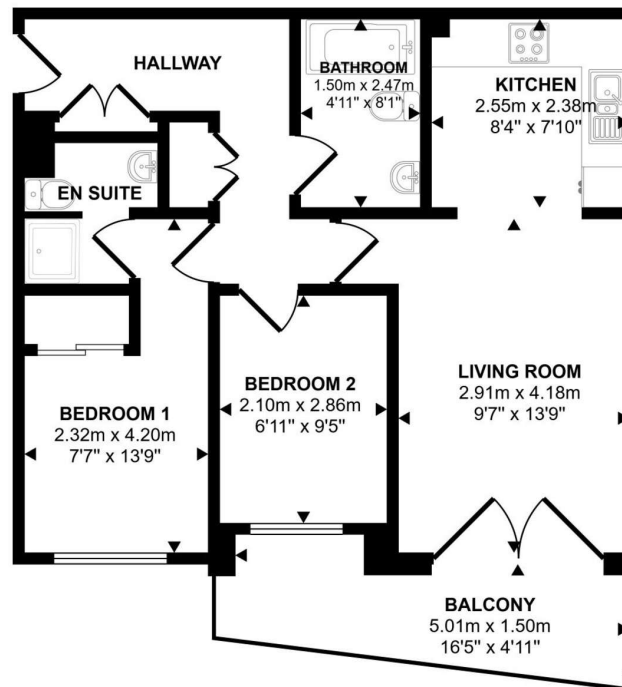
EPC RATING

The energy efficiency rating for this property is band B

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
51 sq m / 548 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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