









Offers Over
£185,000

3/3 Drybrough Crescent

Peffermill | Edinburgh | EH16 4FD

This substantially upgraded stylish two-bedroom flat is presented to the market in true move-in condition. The ground floor property would appeal to young professionals or as a buy-to-let investment. It is offered to the market chain free.

-  1 Open-plan kitchen / living room
-  2 Bedrooms
-  2 Bathrooms
-  Residents' parking
-  EPC rating – B
-  Council tax band – D



Description

This beautiful home comprises a spacious open-plan kitchen / living room, with contemporary finishes. The stylish kitchen has an integrated hob, oven, fridge freezer and dishwasher. A separate utility room houses a washing machine and energy efficient combination boiler.

The main double-bedroom has large integrated mirrored wardrobes and a newly-installed contemporary en-suite. The second double-bedroom is extremely spacious with fitted storage and lots of space for further furniture.

Off the generous hallway is the main bathroom, which has been modernized to include great additional storage.

Further benefits include gas central heating, double glazing, two hall storage cupboards and a secure entry system.



Extras

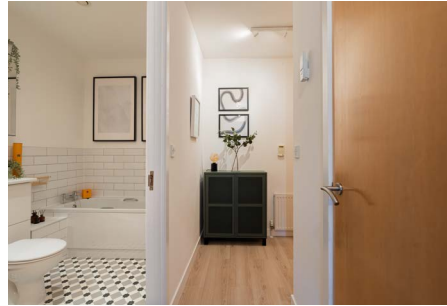
All fitted floor coverings, curtains and blinds are included in the sale together with the integrated fridge-freezer, oven, hob, dishwasher and washing machine. Other items of furniture can be made available by separate negotiation.

Gardens & Parking

The property is situated within well-maintained communal grounds and ample residents' parking is available. A factoring fee of approximately £80-90 per month, inclusive of building's insurance, is payable to Ethical Maintenance for the upkeep of the communal areas.

Viewing

By appointment through the seller (07974 173739) or Neilsons (0131 625 2222).





Location

Peffermill lies approximately three miles south of Edinburgh city centre. A variety of local outdoor activities are available, including Arthur's Seat, Duddingston Loch and Craigmillar Castle, as well as recreation facilities at the Royal Commonwealth Pool, through to some of the city's most popular golf courses at Duddingston, Prestonfield and Craigmillar Park.

Nearby Cameron Toll Shopping Centre, conveniently open seven days a week, houses a Sainsbury's and many popular retailers. Other retail and leisure facilities are available within easy reach at Fort Kinnaird.

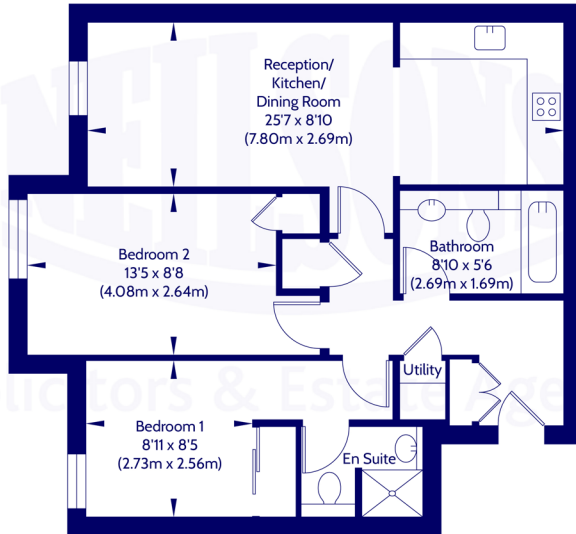
Peffermill is well connected by an efficient and regular bus service, as well as easy access to the city by-pass and the A1 motorway. The area is also convenient for the Royal Infirmary hospital and various university campuses.





Approx. Gross Internal Floor Area 62.39 Sq M / 672 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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