



Offers Over
£180,000

3/25 Drybrough Crescent

Peffermill | Edinburgh | EH16 4FD

A superb opportunity has arisen to acquire this lovely two bedroom fourth floor flat quietly positioned within a popular residential development in Peffermill. Close to fantastic amenities and commuting links, the property is well-suited to first-time buyers, professionals and buy-to-let investors.

- 2 beds
- 1 public
- 2 bathrooms
- Communal gardens
- Residents parking
- Passenger lift
- EPC Band - B
- Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with excellent storage provisions, bright and airy lounge/kitchen/diner with a range of integrated white goods, in-cabinet and under-unit lighting, and a generous private balcony with stunning views of Arthur's Seat, sizeable principal double bedroom with integrated wardrobes with sliding mirrored doors, partially-tiled en-suite shower room with a heated towel rail, second double bedroom currently used as a home office/study, and a partially-tiled bathroom with an over-bath shower and heated towel rail.

Further benefits include a communal passenger lift, secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £320 per quarter.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by well-maintained communal grounds and for the car owner, ample residents and visitors parking is available.

Viewing

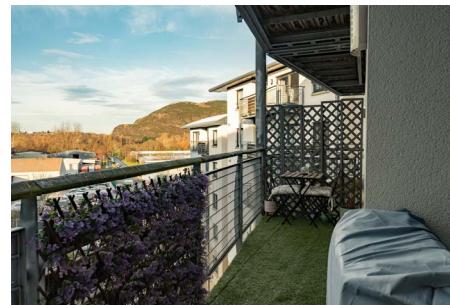
By appointment through Neilsons 0131 625 2222.





Location

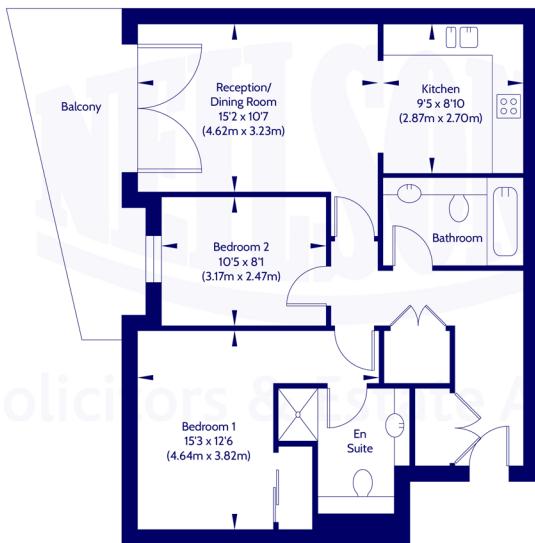
Peffermill lies approximately three miles south of Edinburgh city centre. A variety of local outdoor activities are available, including Arthur's Seat, Duddingston Loch and Craigmillar Castle, as well as recreation facilities at the Royal Commonwealth Pool, through to some of the city's most popular 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 bypass and the A1 motorway. The area is also convenient for the Royal Infirmary hospital and various university campuses.





Approx. Gross Internal Floor Area 67.26 Sq M / 724 Sq Ft.

Fourth 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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