



Solicitors & Estate Agents










Offers Over
£135,000

23 Peffer Bank

Peffermill | Edinburgh | EH16 4AW

Charming one bedroom top floor flat pleasantly positioned within a quiet pocket of Peffermill. Close to fantastic amenities and commuting links, the property is ideally suited to the first-time buyer, professional and buy-to-let investor.

-  1 bed
-  1 public
-  1 bathroom
- Box room
-  Shared garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - A



Description

Internally, the property is presented to market in true move-in condition while briefly comprising of; inviting entrance hallway, bright and airy lounge/diner with a rear-facing aspect, modern fully-fitted kitchen with a range of integrated white goods, paneling in splash areas, and under-unit lighting whilst being finished with stylish white units and a black worktop, spacious double bedroom with an Edinburgh press cupboard, ample space for freestanding furniture, and a lovely outlook over Cairntows Park, box room offering flexible use as a home office/study, separate handy storage room, and a partially-tiled partially-paneled shower room with a double cubicle and heated towel rail.

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



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood and fridge, freestanding washing machine, mirrored wardrobe in bedroom, light fittings, window blinds and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the building is a decent sized and well-kept shared garden for residents to enjoy. For the car owner, there is on-street parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



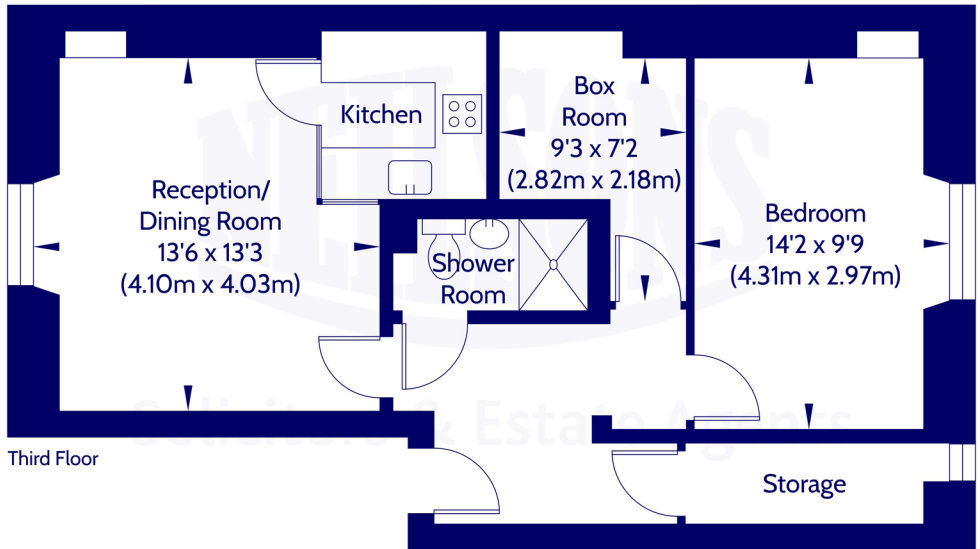


Location

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 51.17 Sq M / 551 Sq Ft.



Third 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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