



Solicitors & Estate Agents











Offers Over

£178,500

34/10 Peffer Bank

Peffermill | Edinburgh | EH16 4FE

We are pleased to offer to market this impressive two bedroom 2nd 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, medics, and buy-to-let investors.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Communal Gardens
-  Residents Parking
-  EPC Band - B
-  Council Tax Band - D



Description

Internally, the property is presented in true move-in condition while comprising; a welcoming large entrance hallway with handy storage cupboard, bright and airy open-plan lounge/kitchen/diner. A fully fitted kitchen with integrated fridge freezer, dishwasher, oven and hob and extractor fan with hood. The full length patio doors give access to a large private balcony with a stunning outlook towards Arthur's Seat. There is a principal double bedroom with beautiful views towards Arthurs' Seat, and its own ensuite shower room with a heated towel rail. There is a second good sized double bedroom with room for freestanding furniture. This bedroom also has aspects towards Arthur's Seat. There is a good sized family bathroom with three quarter tiling around the bath which has an over-bath shower and shower screen, heated towel rail and a shaver socket.

Further benefits include a secure door entry system with door intercom to the flat, gas central heating, double glazing, an additional alarm system and utility cupboard with washer dryer. The property is fitted throughout with an integrated smoke and CO2 alarm system to comply with Scotland's 2022 Regulations.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, integrated dishwasher and washer/dryer. All the furniture will be included in the sale.

Gardens and Parking

The property is surrounded by well-maintained communal grounds and for the car owner, ample residents and visitors parking. There is an enclosed, lockable, communal bike shed with wall fixtures for securing bicycles, allocated to the property.

Factor

The development is managed by Ethical Maintenance for a monthly fee of approx. £110. This includes maintenance of communal grounds, lift and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





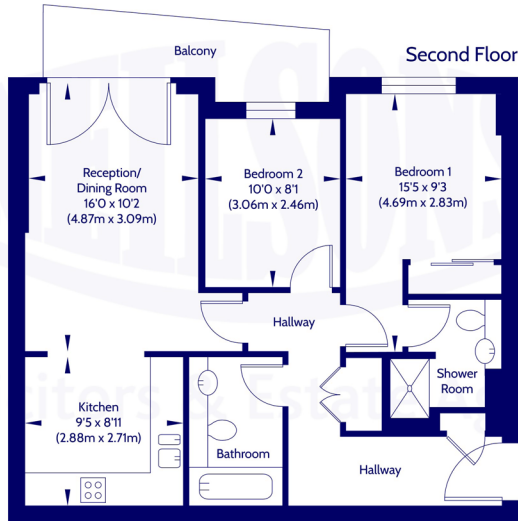
Location

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, and houses a Sainsbury's and many popular retailers. Other retail and leisure facilities are also available within easy reach at nearby 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 63.91 Sq M / 688 Sq Ft.



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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