

D.J.ALEXANDER



3/5 Drybrough Crescent  
Edinburgh | EH16 4FD



## Property Overview

- Hall
- Open plan sitting/dining room/kitchen
- Master bedroom with en suite shower room
- Double bedroom
- Bathroom
- Utility cupboard off hall
- Gas central heating
- Double glazing
- Private patio area
- Resident's parking

## Description

This is a spacious and well presented two bedroom ground floor flat, situated in a modern development in the Craigmillar area of Edinburgh. The bright neutrally decorated accommodation comprises: hall with storage cupboard and utility cupboard housing the washing machine; open plan sitting/dining room/kitchen with patio doors leading out to a private patio area, the kitchen area with wall and floor mounted units and integrated appliances; master bedroom with built-in wardrobe and en suite shower room; further double bedroom and a bathroom with three piece suite and shower over the bath.

The property has the benefit of gas central heating, double glazing, private patio area and residents parking which add to the appeal of the property.

The development is managed by Charles White at an approx. monthly fee of £75 which includes upkeep and maintenance of the communal areas and buildings insurance.



**Extras:** The property is being sold as seen. No warranties or guarantees will be provided.



## Location

The Craigmillar area of Edinburgh has recently undergone substantial redevelopment. The area is well served by a good mixture of local small essential shops and Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and further afield Straiton Retail Park and all offer extensive retail facilities, restaurants, leisure facilities and a cinema. Edinburgh Royal Infirmary is within easy reach. Leisure activities nearby include the Jack Kane Centre, Royal Commonwealth Pool, Prestonfield and Duddingston golf courses and walks around the nearby Holyrood Park and Arthur Seat. An efficient public transport network is on hand that operates to most parts of the city and surrounding areas. The City Bypass and main motorway networks can be easily accessed.



## Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

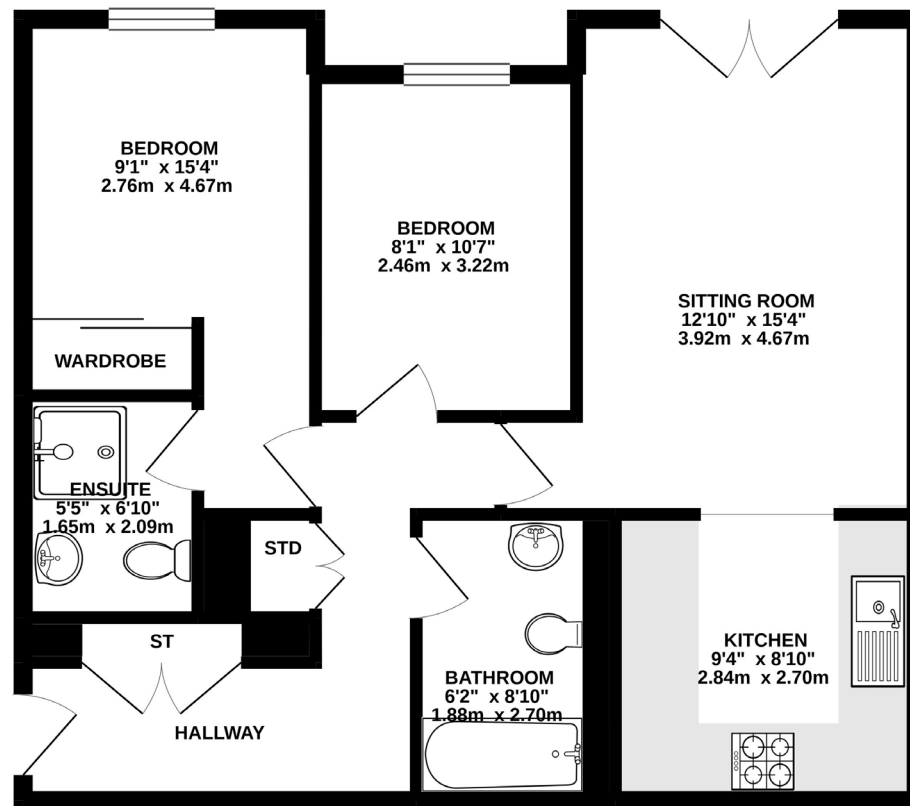
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[www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.onthemarket.com](http://www.onthemarket.com)

## GROUND FLOOR 639 sq.ft. (59.4 sq.m.) approx.



### Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

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TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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