



87/22 Pennywell Gardens
Edinburgh, EH4 4TE

Hall
Living Room
Kitchen
Private Balcony
Two Double Bedrooms
Bathroom
Gas Central Heating and Double Glazing Throughout
Factored by Martello Court Residents Association - approx. £95 per month
EPC: C
Council Tax Band: A

A bright and spacious two bedroom sixth floor corner flat within a residential apartment block close to Silverknowes beach and with amazing views of the Edinburgh skyline. The property benefits from new carpets throughout, a private balcony, lift access and a building porter. It is understood that this property is unlikely to meet the criteria for mainstream lenders and therefore it would only be suitable for cash purchasers. The property is unoccupied currently and the vendor can be flexible on entry date.

Accessed via a secure entry system, the property comprises; welcoming hallway with generously deep storage cupboards, well-proportioned living room with dual aspect windows, flooding the room with natural light while displaying breath-taking views of Edinburgh and beyond, Kitchen with base an wall-mounted units, gas cooker, private balcony, two large double bedrooms with built-in wardrobes, three-piece bathroom suite with shower over bath.

The property also benefits from gas central heating and double glazing throughout, ensuring a comfortable living environment all year round. The gas and electricity are set up to pay-as-you-go.

Factoring is approx. £95 per month and includes buildings insurance. It covers maintenance of the common areas and the concierge service. There are communal gardens outside the property, and unrestricted parking is available on street.

The property is located off Silverknowes Parkway and is situated within the North of Edinburgh adjacent to Davidson's Mains and close to Cramond. There is a Tesco store in nearby Davidsons Mains along with a range of local shops on the main street. Further shopping can be found at Craighleith Retail Park. The City Centre is within easy commuting distance, with a frequent local bus service. Leisure facilities in the area include Silverknowes Golf Club and Ainslie Park Leisure Centre, which has a gym and swimming pool. Many pleasant walks can also be found on the seafront, which is only a short walk from the property. There are excellent schools available locally.













87/22 PENNYWELL GARDENS, EH4 4TE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 724 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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