



2/15 Drybrough Crescent
PEFFERMILL | EDINBURGH | EH16 4FB


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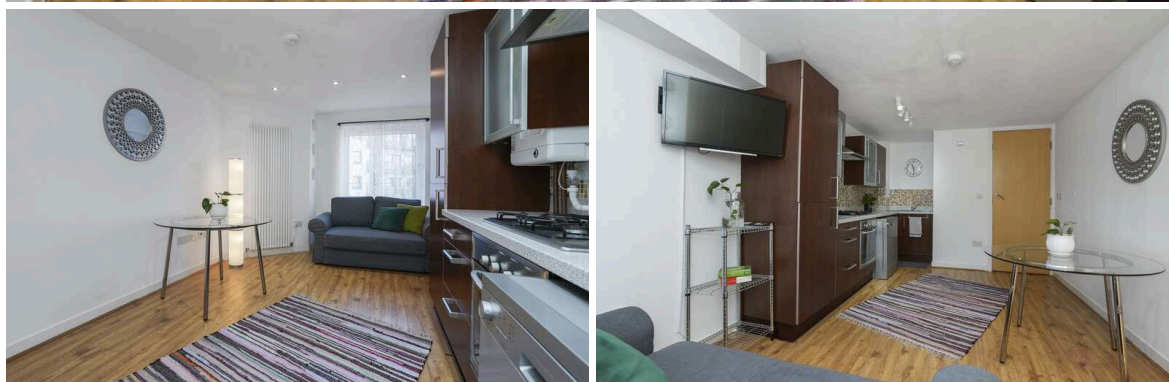
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Set in a modern development moments from quick transport links, excellent local amenities and the vast open green spaces of Arthur's Seat is this one bedroom, third floor modern apartment. The property boasts lift access, resident's parking, double glazing, gas central heating, manicured communal grounds and a bike store, and would make an ideal first time or investment buy. The accommodation comprises a welcoming entrance hallway with storage, open plan living/dining/kitchen with attractive floor and wall units, spacious principal bedroom, and the accommodation is completed by a shower room with mains shower cubicle and vanity sink unit.

- Modern third floor apartment
- Welcoming hallway
- Open plan living/dining/kitchen
- Double bedroom
- Gas central heating
- Double glazing
- Manicured communal grounds
- Lift access
- Residents' parking

All fixtures, fittings, integrated appliances and furniture items will be included in the sale. EPC Rating B.

Factoring fee is approx. £280, paid bi-monthly



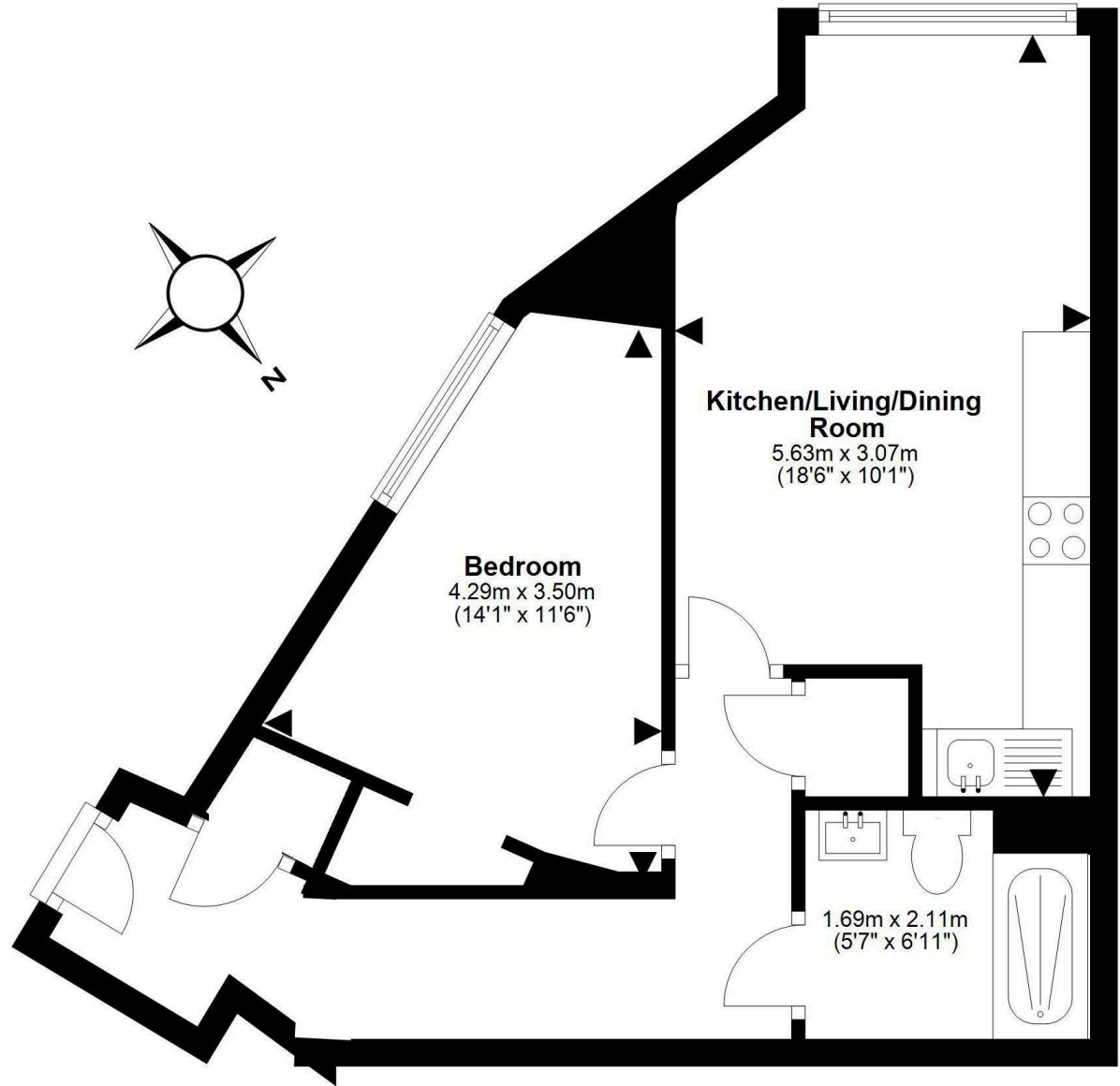
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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The subjects are located in the popular Peffermill area of Edinburgh, which lies close to the green expanse of Holyrood Park, Arthur's Seat, which is one of Edinburgh's most famous landmarks and Craigmillar Castle Park and well placed for The University of Edinburgh. The property is well positioned to take advantage of an excellent range of facilities in nearby areas, including Newington's busy thoroughfare, Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets, Craigmillar Shopping Centre and Cameron Toll Shopping Centre. An efficient public transport network operates to other parts of the City and surrounding areas. The A1, City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.