



4/20 Drybrough Crescent
PEFFERMILL | EDINBURGH | EH16 4FD

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solicitors & estate agents



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Set in a quiet cul-de-sac, moments from quick transport links, excellent local amenities and the vast open green spaces of Arthur's Seat is this immaculately presented fourth floor modern apartment. The property boasts a large balcony, lift access, resident's parking, double glazing, gas central heating, manicured communal grounds and a bike store and would make an ideal first time buy or buy to let investment.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright South facing open plan lounge/kitchen with contemporary and attractive kitchen units and French doors leading to the balcony, a spacious master bedroom with built in wardrobes and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with white three piece suite.

- Modern 4th floor apartment
- Lift access, resident's parking, and bike store
- Close to Arthur's Seat, hospital and Fort Kinnaird
- Private balcony
- Welcoming hallway with storage
- Bright South facing open plan lounge/kitchen
- two double bedrooms
- Two bathrooms

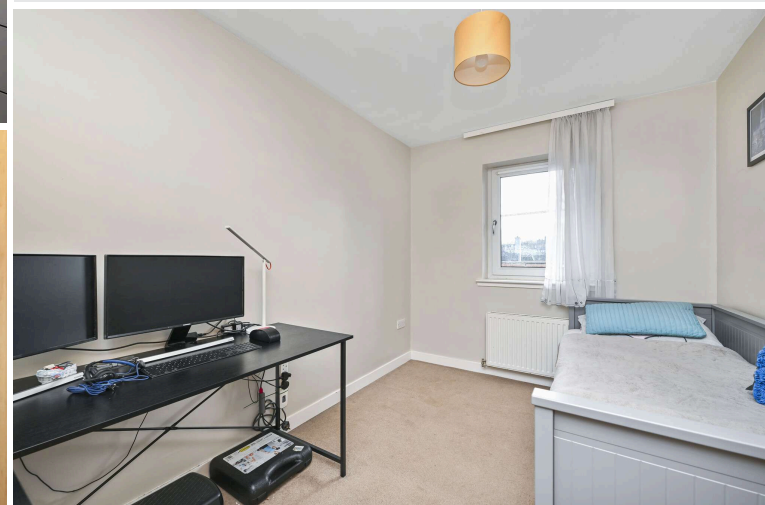
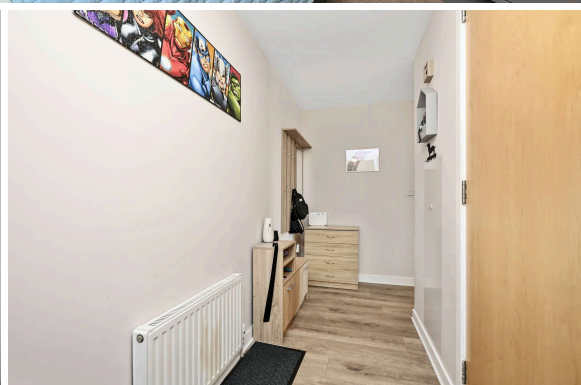
Curtains, pelmet, fridge freezer, dishwasher, oven and hob included in sale. EPC Rating C.

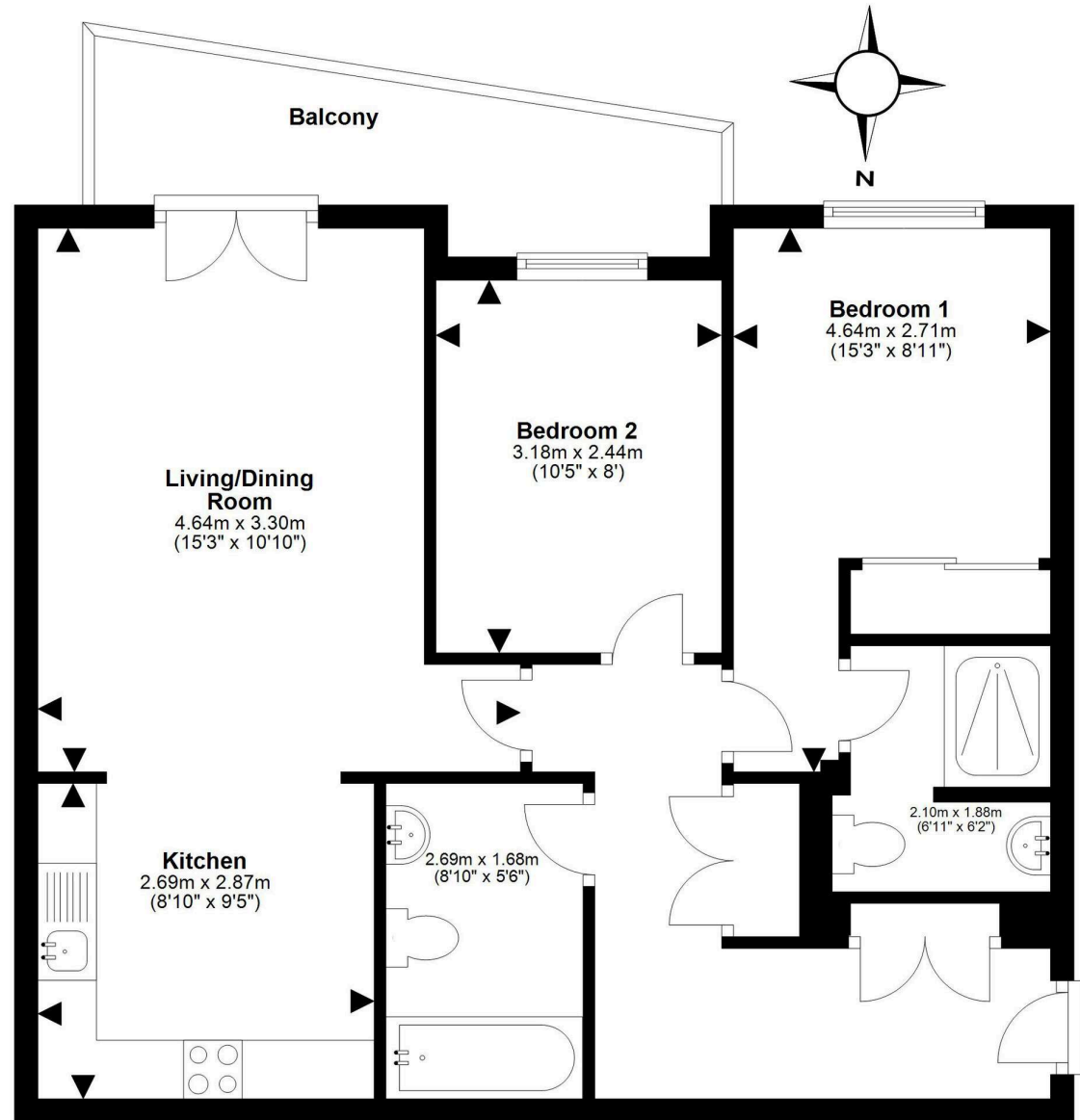
Factoring charges approx £90 per month and covers maintenance for cleaning, pest control, lighting in the building, windows cleaning, lift maintenance and building insurance.

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



The Peffermill area of Edinburgh lies close to the green expanse of Holyrood Park and Arthur's Seat, one of Edinburgh's most famous landmarks. The property is well positioned to take advantage of an excellent range of local amenities including Newington's busy thoroughfare, Fort Kinnaird complex, which includes a cinema, Boots and Marks & Spencer retail outlets and Cameron Toll Shopping Centre. University buildings nearby and Peffermill playing fields moments away make the area popular for students. An efficient public transport network operates to other parts of the City and surrounding areas with the City Bypass conveniently close.





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

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