



## 87/41 Pennywell Gardens, Edinburgh, EH44TE

### Description

Bright and spacious eleventh floor flat forming part of a residential apartment block close to Silverknowes beach and with amazing views of the Edinburgh skyline. The property benefits from a private balcony, gas central heating with a modern combi boiler and double glazing. 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 entirely flexible on entry date.

The accommodation comprises:

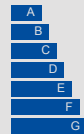
- Entrance hall with deep walk-in storage cupboard
- Two good sized rear facing double bedrooms
- Generous living room with dual aspect
- Fitted kitchen with a range of units with worktops and breakfast bar, electric cooker and separate pantry style cupboard
- The balcony is accessed from the kitchen
- Bathroom fitted with a bath with mains pressure shower, WC, pedestal wash basin and heated towel rail



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

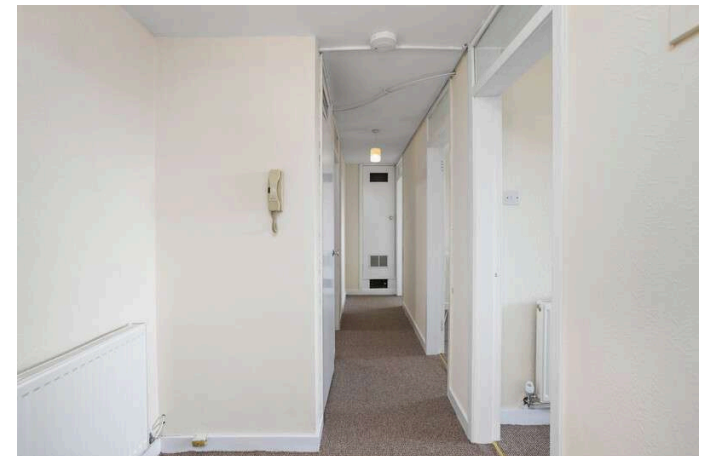
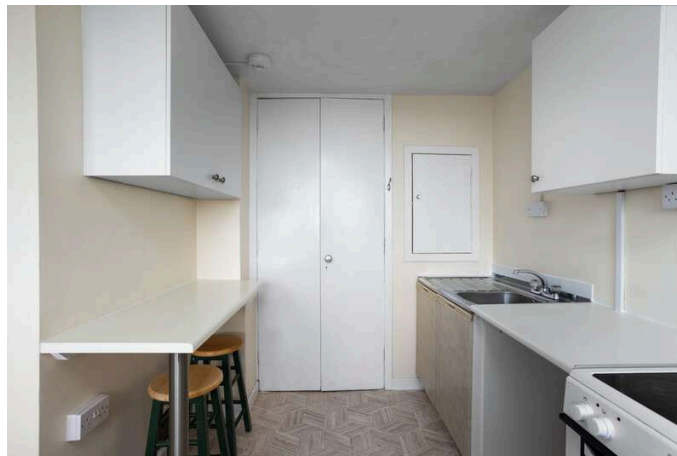


EPC RATING  
C



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



### Location

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.

### Outside areas & Factoring

Factoring is £95 per month and includes buildings insurance. It covers maintenance of the common areas and the concierge service. There is a private external store on the ground floor level. There are communal gardens outside the property. Unrestricted parking is available on street.

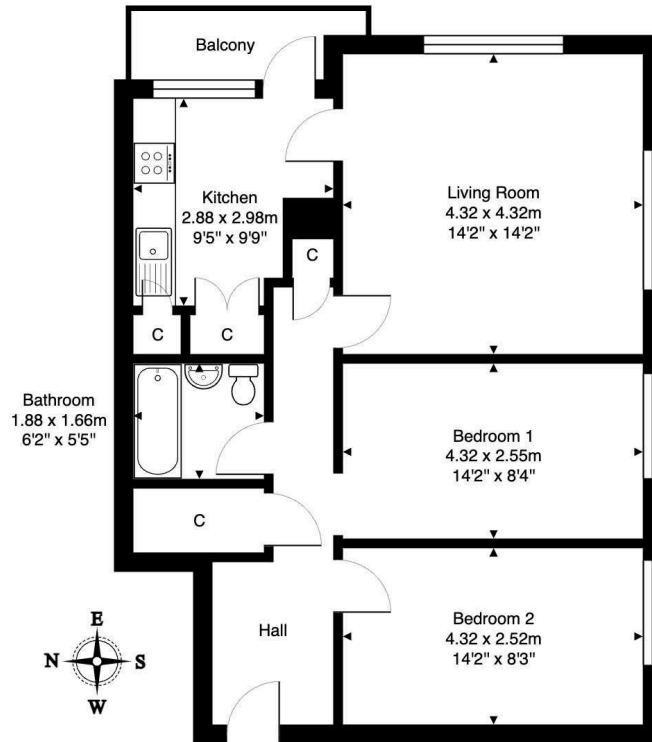
### Extras

The fixed floor coverings, light fittings and cooker are included in the sale.

Council tax - Band A



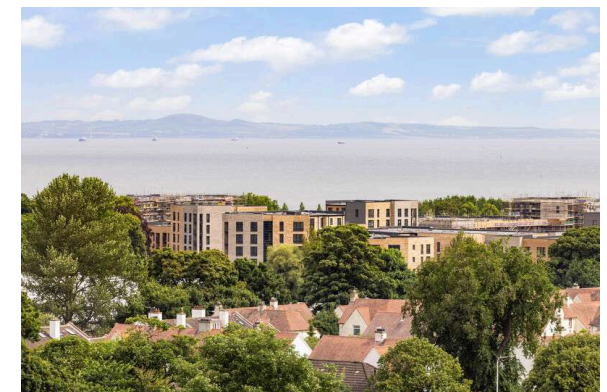
87/41 Pennywell Gardens, Edinburgh, EH4 4TE



11th Floor

Total Area: 66.1 m<sup>2</sup> ... 712 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

PrimeLocation.com

espc

zoopla

rightmove