

COULTERS[©]

22 PEFFER BANK

PEFFERMILL, EDINBURGH, EH16 4AW

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

22 Peffer Bank is a most attractive, well presented second floor one bedroom flat forming part of a traditional tenement. The home has been lovingly upgraded by the current owner and has a superb outlook towards the green open space of Cairntows Park. The property is also positioned a stone's throw away from Arthur's Seat and within walking distance of local amenities, in addition to fantastic transport links into the City Centre. The bright sitting room is to the front of the property with an outlook to the front of the property, with a window seat (and storage below) from which to enjoy it. Practical laminate flooring bounces yet more light into the room.

KEY FEATURES



Well presented, bright and engaging second floor flat.



Double bedroom plus box room and study/store.



Shared rear garden.



Unrestricted on-street parking.



Within walking distance of Holyrood Park.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - A





The modern kitchen is open plan to the sitting room, fitted with a series of wall and base mounted cabinetry which with a range of modern wall and base mounted cabinets. The integrated appliances comprise: gas hob, oven & extractor hood and fridge, along with a separate washing machine. To the rear is an attractively presented double bedroom with an open press cupboard in one corner. The flat also benefits from a lovely box room, currently used as a dressing room. There is also a long store, with an outlook to the front of the property which could be utilised as a study/work from home space if required. The shower room completes the internal accommodation, fitted with a large shower cubicle, WC, wash hand basin and cabinet below.

Externally, there is an enclosed shared garden to the rear of the building, mainly laid with lawn. The property further benefits from a Hive smart gas central heating system, double glazing and unrestricted on-street parking.





THE LOCAL AREA

Nestled in the heart of Edinburgh's thriving residential and business districts, Peffermill is situated just a short drive from the city centre while being within walking distance of fantastic green space such as Arthur's Seat and Holyrood Park.

Peffermill is well-served by excellent transport links, with easy access to major roads, including the A7 and A720, ensuring quick and easy connections to the wider city and beyond. For public transport, the area benefits from a range of bus services, with links to the city centre and key areas of Edinburgh.

Nearby, you'll find an array of local amenities, from cafes and shops including Fort Kinnaird Retail Park to recreational spaces and educational institutions. The area is also home to beautiful parks, perfect for leisurely strolls or outdoor activities. Whether you're seeking urban excitement or peaceful green spaces, Peffermill provides the best of both worlds.

EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances (plus washing machine) are included in the sale price.

If required, the seller is happy to also include the large mirrored wardrobe in the bedroom and the mirrored wardrobe in the storage room.

HOME REPORT VALUATION: £150,000



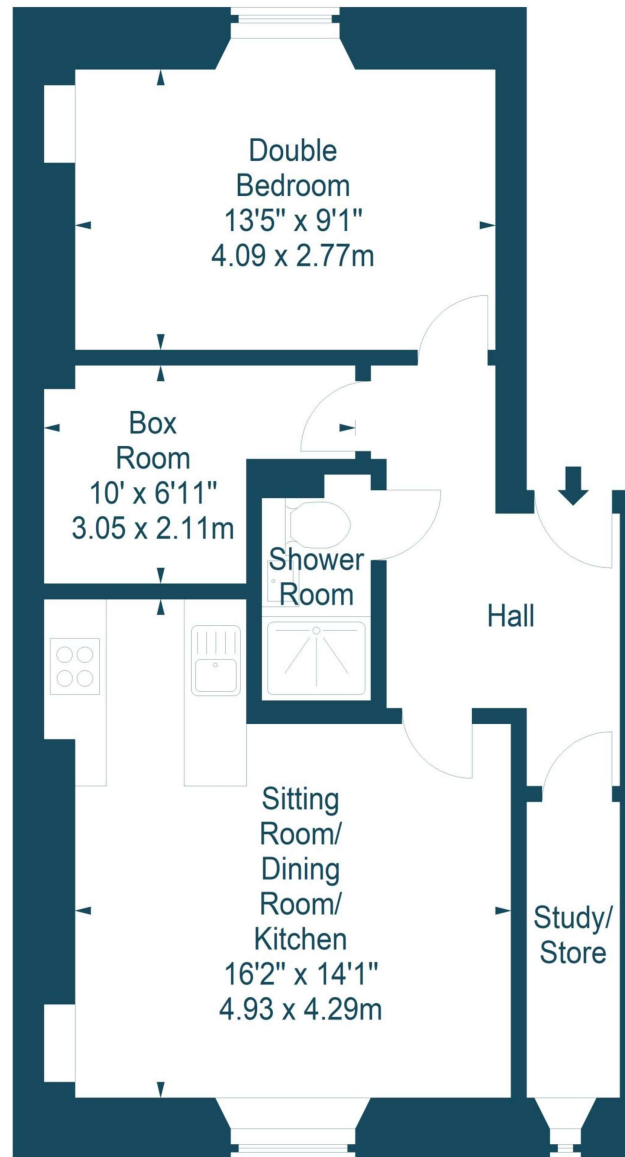
**Peffer Bank,
Edinburgh,
Midlothian, EH16 4AW**



Approx. Gross Internal Area
541 Sq Ft - 50.26 Sq M
For identification only. Not to scale.
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Second Floor



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.