



Flat 8, 4 Drybrough Crescent  
Edinburgh, EH16 4FD

**deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Lounge
- Open Plan Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Balcony
- EPC Rating - B



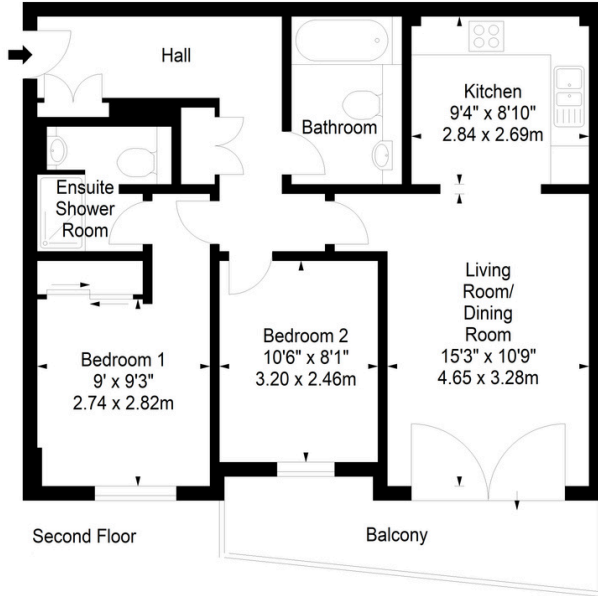
Forming part of an established modern development, this light and airy ground floor flat is situated within the popular area of Craigmillar to the east of the City Centre. The property is close to a variety of amenities with further High Street stores to be found at Forte Kinnaird together with restaurants and cinema. The City Centre and Edinburgh Royal Infirmary are easily accessible by way of an excellent public transport service with the A1 & the City Bypass easily accessible giving access to the North and South. The accommodation would make an ideal first purchase and comprises; secure entry phone system, hall, bright lounge with sliding patio doors to private balcony and open plan to the well laid out modern kitchen, master bedroom with built-in wardrobe and en-suite shower room, further double bedroom and bathroom. The property is situated within communal grounds with private residents parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Ethical Maintenance of approx. £120 per month.



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Approx. Gross Internal Area  
693 Sq Ft - 64.38 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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