FIXED PRICE £190,000

Flat 7, 32 Peffer Bank
Edinburgh, EH16 4FG

drummondmiller
Solicitors & Estate Agents



- Spacious 2 bed ground floor flat
- Beautifully presented ground floor flat in a popular residential location.
- Bright and spacious living room
- Modern fitted kitchen with ample storage and workspace.
- Generously proportioned double bedroom with excellent storage.
- Excellent transport links with easy access to the City Centre, Royal Infirmary, Edinburgh University and the City Bypass.
- EPC C



Description

Set within a popular residential location in the Peffermill area of Edinburgh, this beautifully presented ground floor flat offers bright, well-proportioned accommodation, ideal for first-time buyers, professionals, downsizers or buy-to-let investors.

The property opens into a welcoming entrance hall leading to a spacious and light-filled living room, providing an excellent space for relaxing or entertaining. The modern fitted kitchen is well equipped with a good range of units and worktop space, while the generous double bedroom offers excellent proportions and storage. A contemporary shower room completes the accommodation.

Externally, the property enjoys access to private outdoor space, providing a pleasant area to sit and unwind, together with residents' parking.











Location
Peffer Bank is a well-established residential area offering excellent access to Edinburgh's city centre, the Royal Infirmary, Edinburgh University King's Buildings and the City Bypass. A wide range of local amenities are nearby, including supermarkets, cafés and leisure facilities, while excellent public transport links provide easy travel throughout the city. The nearby open spaces of Holyrood Park, Arthur's Seat and Craigmillar Castle Park offer fantastic opportunities for walking and recreation.

Central Heating and double glazing
There is gas central heating, alongside double-glazed windows throughout.

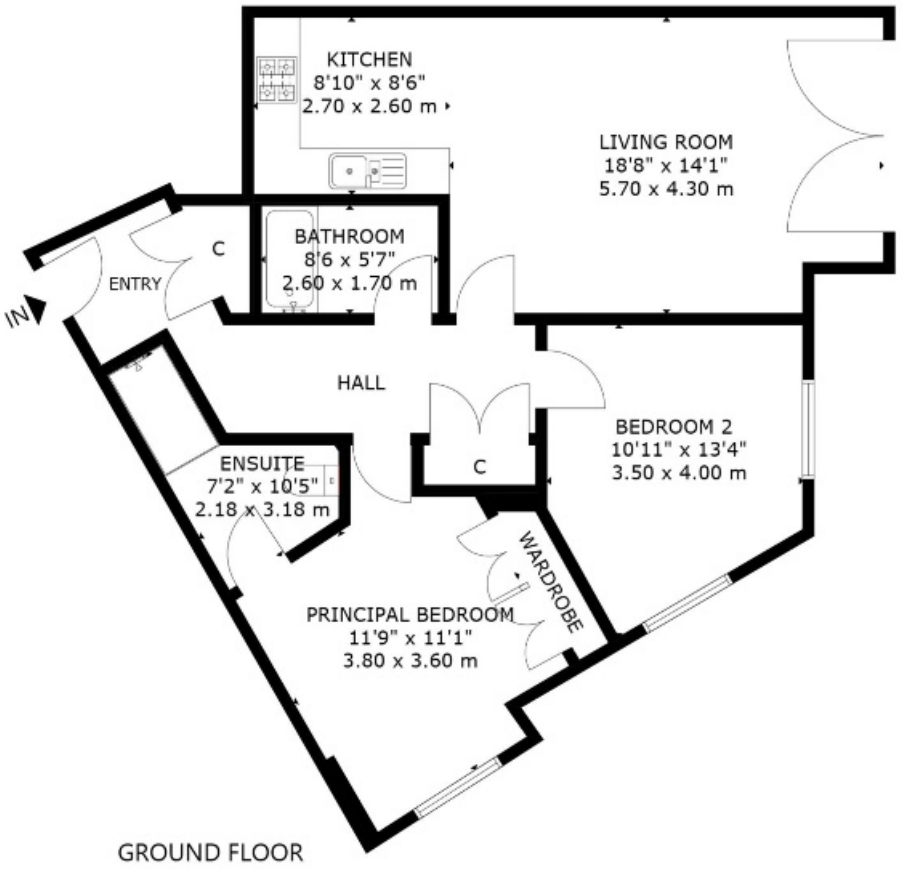
Garden and parking
The property benefits from landscaped grounds and residents parking.

Council Tax and EPC
Located in Council Tax band D and has a C rated Energy Performance Certificate.

Home Report
The property has been valued at £190,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment via Agent telephone 0131 229 3399.

Extras
All carpets, floor coverings, curtains, and white goods to be included in the sale. All other furniture is available by separate negotiation.



32 - 7 PEFFERBANK, EDINBURGH, EH16 4FG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 795 SQ FT / 74 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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