



Flat 10, Martello Court, 87 Pennywell Gardens,

Bright and spacious third-floor flat forming part of a well-maintained residential apartment block, ideally located close to Silverknowes Beach and enjoying an attractive open leafy outlook.

The property benefits from a secure entry system, private balcony, gas central heating via a modern combi boiler, and double glazing throughout. It is understood that the property is unlikely to meet the lending criteria of mainstream mortgage providers and is therefore expected to be suitable primarily for cash purchasers. The flat has previously operated successfully as a buy-to-let investment and generated rental income of approximately £945 per month, inclusive of the maintenance charge.

Accommodation:

- Welcoming entrance hall with a deep walk-in storage cupboard and additional storage cupboard.
- Two generously proportioned double bedrooms.
- Spacious dual-aspect living room offering excellent natural light.
- Fitted kitchen with a range of wall and base units, laminate worktops, stainless steel sink, and appliances including a gas cooker, washing machine, and fridge/freezer; separate pantry-style cupboard.
- Private balcony accessed directly from the kitchen.
- Partially tiled bathroom fitted with a white three-piece suite.



VIEWING DETAILS

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

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EPC RATING
C



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Location

The property is situated just off Silverknowes Parkway in the north of Edinburgh, adjacent to Davidson's Mains and close to Cramond.

Davidson's Mains offers a Tesco supermarket and a selection of local shops and amenities, while further retail facilities are available at Craighleith Retail Park. Edinburgh city centre is within easy commuting distance and is well served by frequent local bus services.

Leisure facilities nearby include Silverknowes Golf Club and Ainslie Park Leisure Centre, which features a gym and swimming pool. The seafront is only a short walk away and provides a range of scenic coastal walks. Excellent local schooling is also available in the surrounding area.

Outside Areas & Factoring

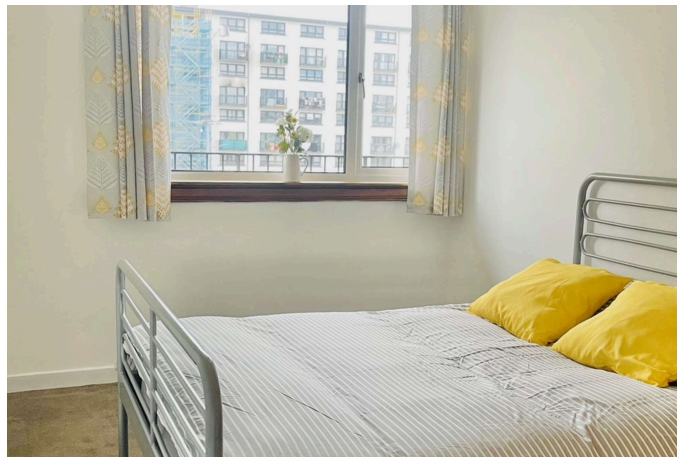
Factoring charges are approximately £95 per month, including buildings insurance. The fee covers maintenance of the communal areas and concierge services.

Additional benefits include a private external store at ground-floor level, communal gardens surrounding the development, and unrestricted on-street parking.

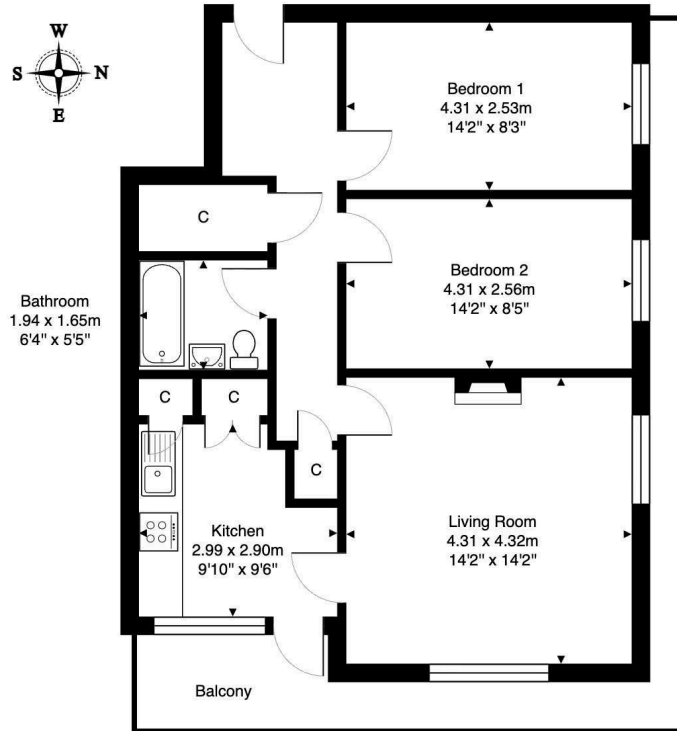
Included Extras

The sale includes all fitted floor coverings, light fittings, and kitchen appliances.

Council tax band - A



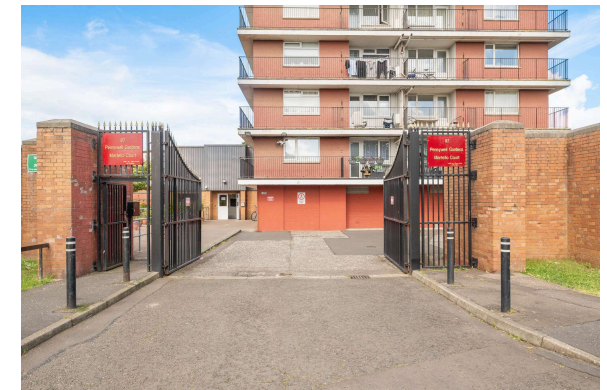
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Third floor flat

Total Area: 66.8 m² ... 719 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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