



1/26 Drybrough Crescent
PEFFERMILL | EDINBURGH | EH16 4FB


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Superbly presented apartment offered to the market in true walk-in condition, boasting a south-facing aspect and far reaching views to the Pentland Hills from a top floor position within this sought after development. Excellent amenities and transport links are close at hand, ensuring the flat will appeal to a wide variety of purchasers.

Viewing is highly recommended to appreciate all the great features of this particularly light and spacious flat. The on-trend open plan public room falls naturally into areas ideal for relaxation, dining and cooking and has French doors to a long balcony which can also be accessed from the second bedroom. Features in the kitchen include white units, wood effect work surfaces and a range of integral appliances. The principal double bedroom benefits from a large built-in wardrobe and an en-suite shower-room. Completing the accommodation is the second bedroom and bathroom. Great cupboard storage space is to be found in the hall.

- Living/dining/kitchen
- Sunny balcony
- Principal bedroom with mirrored wardrobe and en-suite
- Second bedroom
- Bathroom
- Hall with utility cupboard and storage
- Gas central heating
- Double glazing
- Security entryphone system and lift
- Landscaped communal areas incorporating plenty of residents' parking
- Easy access to Fort Kinnaird and Cameron Toll

Energy Rating C. Council Tax band D.

Included in the sale will be the built-in appliances (please note that the dishwasher is not currently operational, all curtains and blinds. The bed frame and wardrobe in the second bedroom, as well as the table and chairs in the kitchen, will also be included. Other items may be available by separate negotiation.

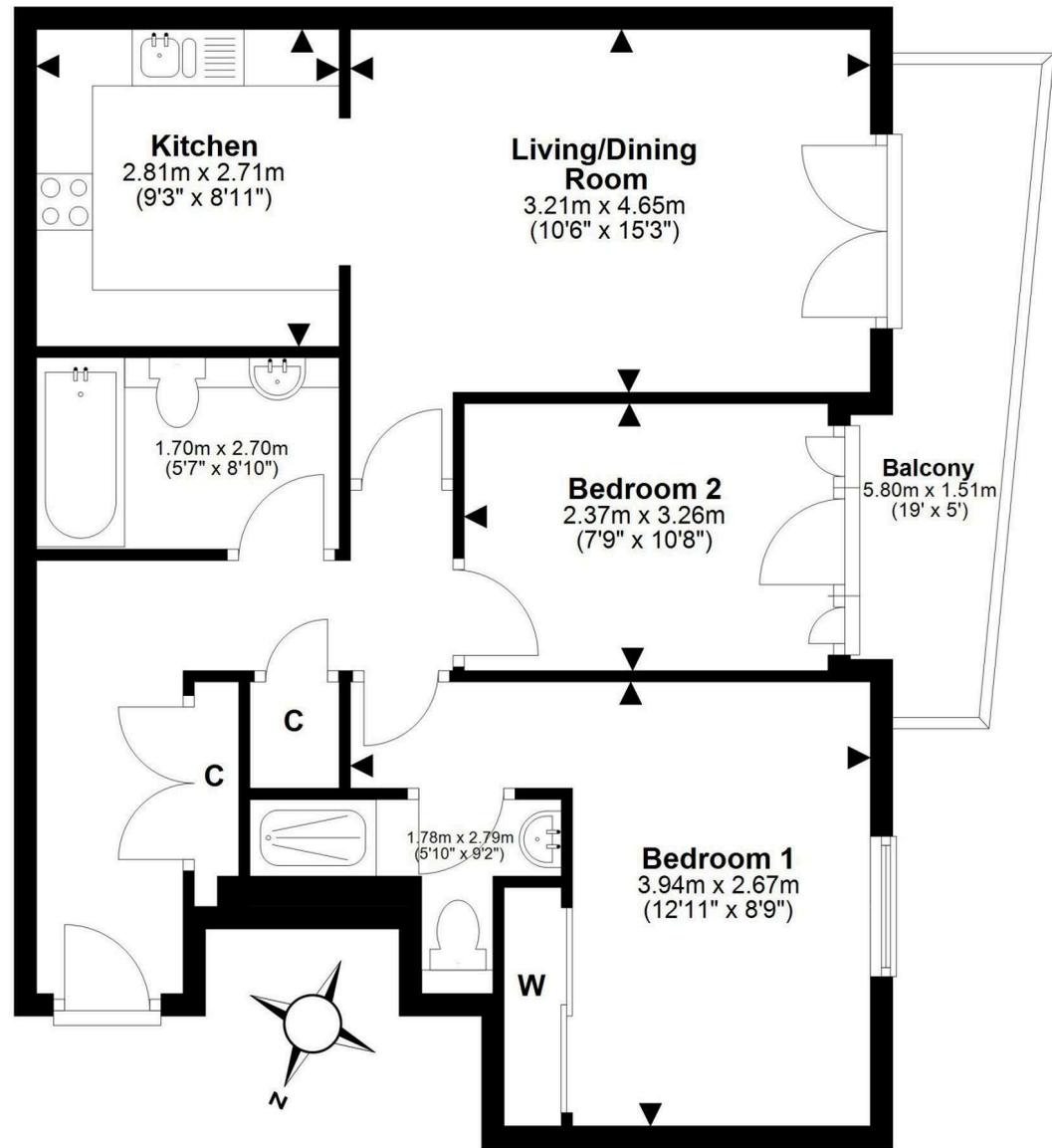
There is a factor fee of approximately £300 per quarter.

PRICE & VIEWING: Please refer to our website, www.warnerslp.com or call us on 0131 667 0232.



The subjects are located in the popular Peffermill area of Edinburgh, which lies close to the green expanse of Holyrood Park and Arthur's Seat, which is one of Edinburgh's most famous landmarks. The property is well positioned to take advantage of an excellent range of facilities in nearby areas, including Newington's busy thoroughfare, Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets and Cameron Toll Shopping Centre. An efficient public transport network operates to other parts of the City and surrounding areas. The A1, City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.