



56/2 Peffermill Road
PEFFERMILL | EDINBURGH | EH16 5LL


warners
solicitors & estate agents



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Beautifully presented and stylish one-bedroom ground-floor flat, forming part of a popular and established modern development in the thriving Peffermill area in the South of Edinburgh. Offering bright, spacious accommodation with contemporary finishes throughout, this superb property is an ideal choice for first-time buyers, young professionals, or anyone seeking a move-in-ready home with excellent commuter links and everyday amenities close at hand.

The property is accessed via a secure shared entrance and well-kept communal stairwell, leading to a welcoming hallway with a storage cupboard. The property comprises a bright and spacious kitchen/living room with large windows letting in an abundance of natural light, a fully fitted kitchen that currently comprises the gas hob, oven, fan, fridge/freezer and washing machine and there is plenty of space for dining. There is a well-proportioned bedroom with built-in storage and completing the accommodation is the bathroom with shower over the bath.

Further benefits include gas central heating, double glazing and externally, the property is set within attractively landscaped communal grounds, primarily laid to lawn, and there is the added convenience of private residents' parking.

- Beautifully presented ground-floor flat in move-in condition
- Spacious and bright kitchen/living room
- Fully fitted kitchen with integrated appliances
- Well-proportioned bedroom, with built-in wardrobes
- Stylish modern bathroom
- Excellent storage throughout, including hallway cupboard
- Gas central heating and double glazing
- Well-maintained shared garden grounds
- Private residents' parking
- Situated in a popular residential development with great commuter links

Factor Fees payable to Hacking & Patterson , approximately £1100 per year.

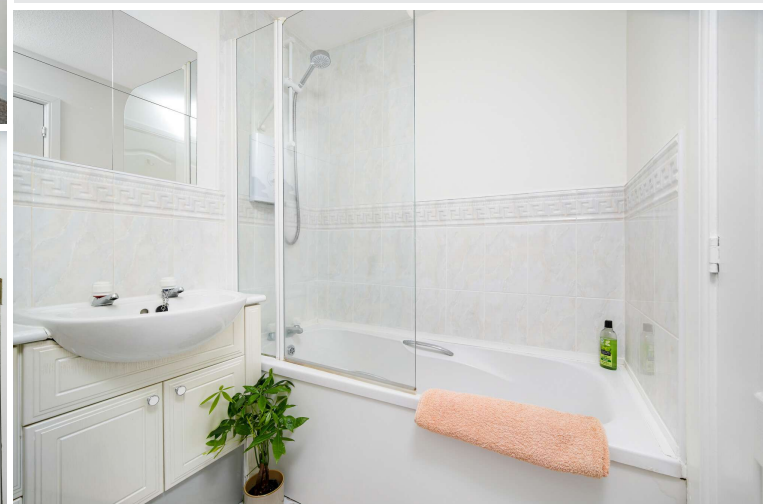
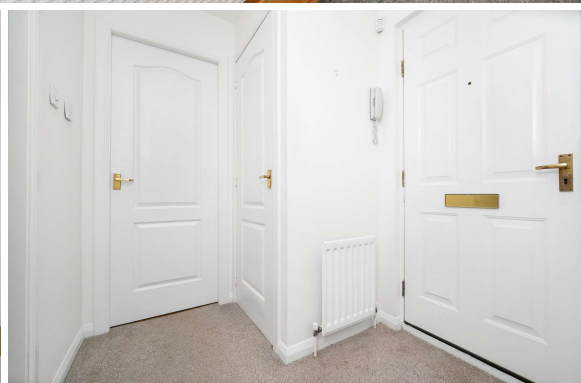
Energy Rating C, Council Tax B

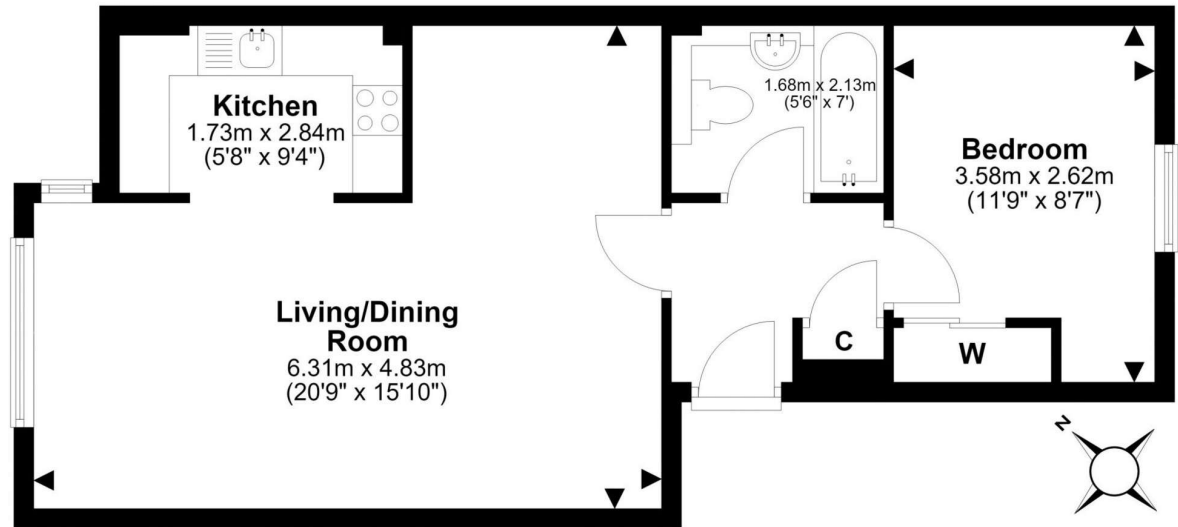
All fixtures, fittings and integrated appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.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 land marks. 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.