










Fixed Price

**£200,000**

## Flat 20, 2 Drybrough Crescent

Peffermill | Edinburgh | EH16 4FB

A well-proportioned fourth floor (with lift) flat, occupying an enviable position within a popular modern development and boasting a private balcony with spectacular views of Arthur's Seat.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Communal gardens
-  EPC rating – B
-  Council tax band - D



## Description

An ideal first home or investment, the property offers flexible and spacious living within easy reach of the city centre, via bus links and for the more active commuter via the nearby network of cycle paths.

Internally the flat is in attractive move in condition throughout and briefly comprises: secure entry with lift, main hallway with built-in storage cupboard, good sized reception/dining room with carpeted floor, fresh neutral décor and a door opening out on a private balcony which takes in views of the adjacent playing fields and the city's iconic Athur's Seat. Semi open plan to a well-equipped kitchen which has been fitted with a variety of wood base and wall units and a range of integrated appliances. Down the hall you have a generously proportioned principal bedroom with fitted wardrobes, en-suite shower room and space to accommodate a desk for those working from home. A second smaller double bedroom, and main family bathroom with contemporary wall tiling, countertop basin, WC and bath with mains shower and splash screen.



## Extras

All floor coverings, fixed shelving, integrated appliances and blinds will be included.

## Gardens, Parking and Factor

There are areas of well maintained communal garden grounds scattered throughout the development, together with secure bike storage and ample residents parking. The communal areas are maintained by Ethical Maintenance at a monthly fee of £100 - £110 per month. This includes buildings insurance. A £250 initial deposit is also required.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

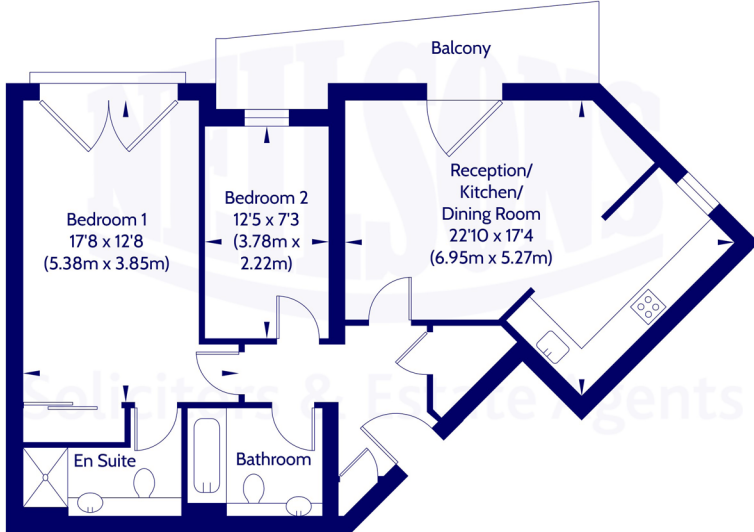
Peffermill lies approximately three miles south of Edinburgh city centre. A variety of local outdoor activities are available, including Arthur's Seat, Duddingston Loch and Craigmillar Castle, as well as recreation facilities at the Royal Commonwealth Pool, through to some of the city's most popular golf courses at Duddingston, Prestonfield and Craigmillar Park. Nearby Cameron Toll Shopping Centre, conveniently open seven days a week, houses a Sainsbury's and many popular retailers. Other retail and leisure facilities are available within easy reach at Fort Kinnaird. Peffermill is well connected by an efficient and regular bus service, as well as easy access to the city bypass and the A1 motorway. The area is also convenient for the Royal Infirmary hospital and various university campuses.





Approx. Gross Internal Floor Area 72 Sq M / 778 Sq Ft.

#### 4th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
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- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

