



7 Cellarbank, Peffermill Road  
PEFFERMILL | EDINBURGH | EH16 5GT



## 7 Cellarbank, Peffermill Road

PEFFERMILL | EDINBURGH | EH16 5GT

Tucked away within a small gated development, moments from Cameron Toll, The Royal Infirmary and a myriad of university buildings is this spacious, main door, ground floor apartment. Boasting a secure electric gate with allocated parking, bi-fold doors, gas central heating and double glazing this property would make an ideal buy within a tranquil, yet well-connected location.

The accommodation comprises a large lounge with picture window, a contemporary dining kitchen with attractive units and bi-fold doors, a spacious master bedroom with built-in wardrobe, further bi-fold doors and an elegant en-suite shower room and the flat is completed by a second well-proportioned double bedroom with additional built-in wardrobe and a main bathroom with three piece suite.

- Main door apartment in quiet, gated development
- Close to hospital, Cameron Toll and Arthur's Seat
- Many university buildings and playing fields nearby
- Bright lounge with picture window
- Contemporary dining kitchen with bi-fold doors
- Two double bedrooms with built-in wardrobes
- Two bathrooms
- Energy Rating B, Council Tax band D.

Factor fee of £40 per month approx., which includes buildings insurance.

Included in the sale will be the two sofas in the living room, kitchen table and chairs, two chests of drawers in the bedrooms, the fridge, oven and hob, and dishwasher. The appliances are sold as seen and their condition is not warranted.

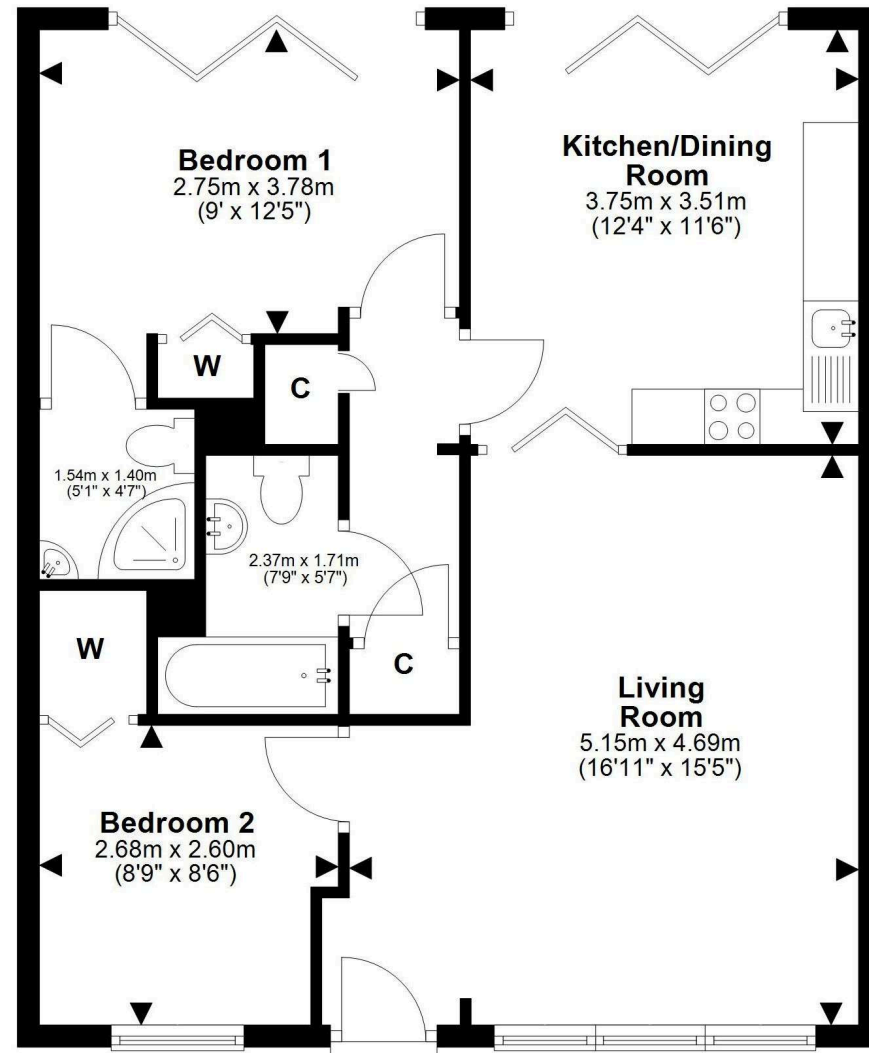
The property has exclusive access to a fully enclosed rear garden which cannot be accessed by any other properties in the development.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The Peffermill area of Edinburgh lies close to the green expanse of Holyrood Park and Arthur's Seat, one of Edinburgh's most famous landmarks. The property is well positioned to take advantage of an excellent range of local amenities including Newington's busy thoroughfare, Fort Kinnaird complex, which includes a cinema, Boots and Marks & Spencer retail outlets and Cameron Toll Shopping Centre. University buildings nearby and Peffermill playing fields moments away make the area popular for students. The Royal Infirmary is moments away and an efficient public transport network operates to other parts of the City and surrounding areas with the City Bypass conveniently close.





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.