



Flat 19, 4 Drybrough Crescent, Peffermill, Edinburgh, EH16 4FD

Light and Well-Presented, Two-Bedroom, Fourth-Floor Flat with Balcony

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Property Description

Light and well-presented, two-bedroom, fourth-floor flat, with a private balcony and superb views of Arthur's Seat. Set in a factored, residential development, located in the popular Peffermill area, southeast of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, utility cupboard, two double bedrooms, an en-suite shower room and a bathroom.

Ready-to-move-in, with fresh light decor throughout, highlights include a fitted stylish kitchen with integrated appliances, modern bathroom suites, and continuous contemporary flooring. In addition, there is double glazing, gas central heating and good storage provision.

The development also provides maintained grounds, a secure entry system, a lift service and unrestricted, residential parking.

A welcoming entrance hall affords access throughout and features a built-in store and cloak cupboard, a utility cupboard housing a washing machine, and newly fitted wood effect flooring continuing into the majority of the property. A spacious open-plan reception room offers space for both lounge and dining furniture and features tall radiators, two pendant light fittings and access to a wide balcony. A stylish kitchen is fitted with modern units, marble-effect worktops with matching upstands, and a sink with a drainer; with integrated appliances including an oven, a gas hob with a stainless-steel canopy, a fridge/freezer and a dishwasher.

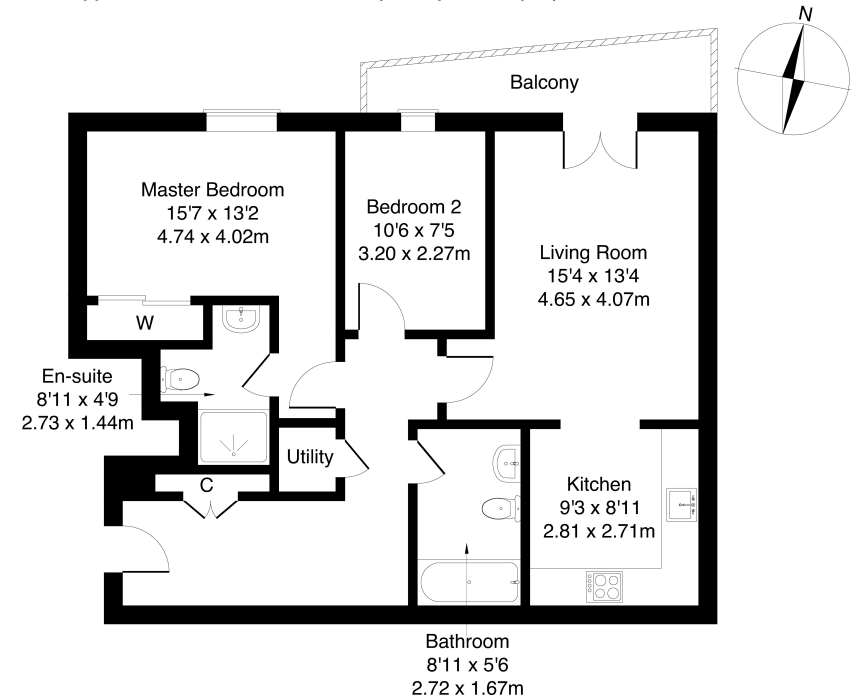
A bright master bedroom benefits from a built-in wardrobe with mirror sliding doors and an en-suite shower room, whilst a second double bedroom is similarly well-finished, offering a good-sized, flexible space. Completing the accommodation, a family bathroom comprises a three-piece suite, a ladder-style radiator and tiled splash walls.

An EWS1 form has been obtained by the seller and can be found at the back of the Home Report.



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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Peffermill is an established residential district approximately four miles south of Edinburgh centre, offering a good selection of local shops catering for day-to-day requirements, a library, and other facilities. Peffermill is also situated less than half a mile from the extensive Fort Kinnaird retail park, which offers an excellent range of shopping outlets, a cinema and restaurants, with the nearby Cameron Toll Shopping Centre offering additional

shopping facilities including a Sainsburys superstore. Leisure activities within easy reach include the Jack Kane Centre, the Royal Commonwealth Pool, Prestonfield and Duddingston golf courses, and walks in Holyrood Park. Well-regarded schooling at all levels is available in the immediate area and regular bus services run throughout.





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