



Flat 34, 3 Drybrough Crescent, Edinburgh, EH16 4FD

Beautifully Presented, Modern, South-Facing, Two Bedroom Flat with Private Balconies and Superb Views

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Beautifully presented, modern, south-facing, two-bedroom, fifth-floor flat, with private balconies and superb views. 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. Highlights include a modern integrated kitchen, fitted bathroom suites, and quality flooring.

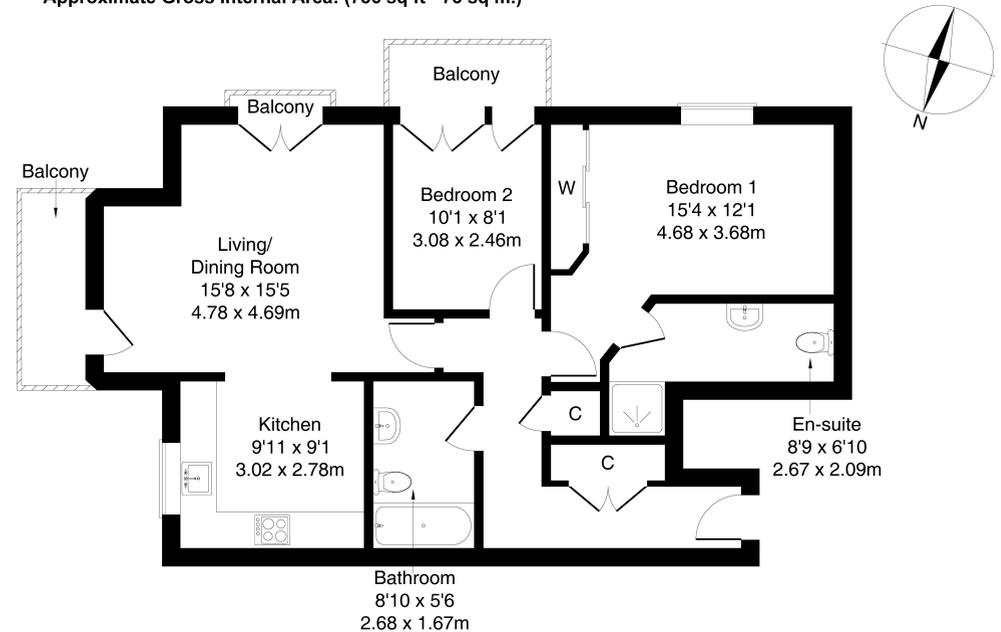
In addition, there is double glazing, gas central heating with new Worcester Bosch boiler fitted May 2021, and good storage provision. The development also provides maintained grounds, a secured entry system, a lift service, secure bike storage and unrestricted residential parking.

The L-shaped entrance hallway gives access throughout, including to two built-in storage cupboards, (one housing a washing machine), and the secured entry handset. Quality flooring continues from the hall into the dual-aspect open-plan public room offers space for lounge and dining furniture, and includes a Juliet balcony to the south with a view to Craigmillar Castle, and access to the east-facing balcony terrace with open views. The modern integrated kitchen includes unit feature lighting, and an integrated fridge/freezer, dishwasher, oven and new gas hob less than a year old. Two bedrooms are set south-facing, with carpeted flooring and built-in wardrobes, with an en-suite shower room for bedroom one and a balcony for bedroom two. A family bathroom is set internally and is fitted with a three-piece suite including a shower over the bath, shaver point, tiled splash walls and flooring.



Flat 34, 3 Drybrough Crescent, Edinburgh, EH16 4FD

Approximate Gross Internal Area: (786 sq ft - 73 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

