



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

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

Highlights include fresh, light decor throughout, a modern integrated kitchen and fitted bathroom suites. 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.

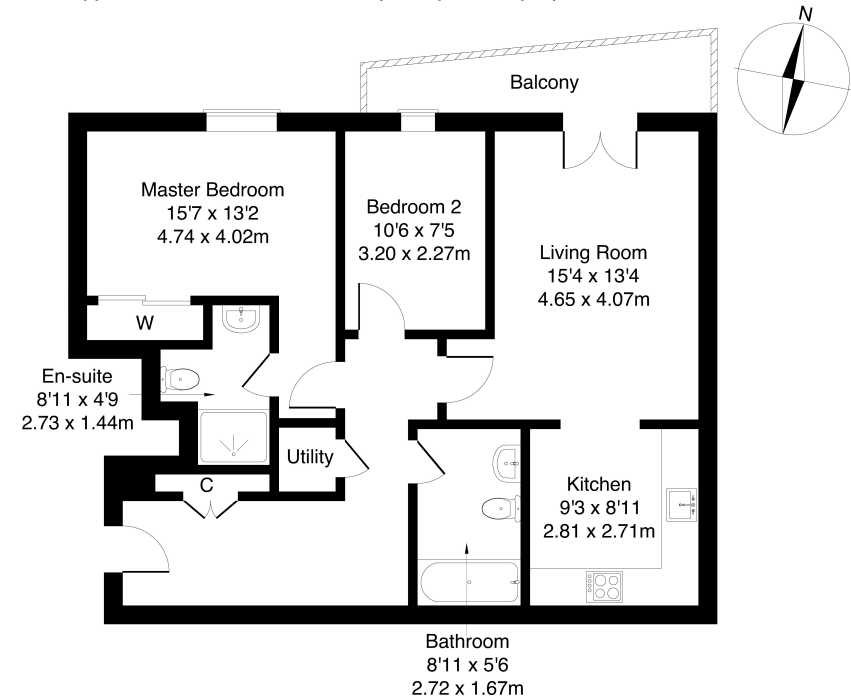
A spacious entrance hall includes a built-in store and cloak cupboard as well as a utility cupboard, housing a washing machine. An open-plan reception room offers space for both lounge and dining furniture, and features tall radiators, two pendant light fittings and access to a wide balcony. A modern, integrated kitchen includes wood-effect units and stone-effect worktops, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher.

A master bedroom benefits from a built-in wardrobe and an en-suite shower room, whilst a second bedroom offers a good-sized, flexible space.

Completing the accommodation, a family bathroom comprises a three-piece suite, a ladder-style radiator and tiled splash walls.

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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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