



6 Peffer Bank, Edinburgh, EH16 4AW

Well-Presented, Two-Bedroom, Second-Floor Flat

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Property Description

Well-presented, two-bedroom, south-facing, second-floor flat, forming part of a traditional stone-built tenement. Located in the popular Peffermill area, southeast of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

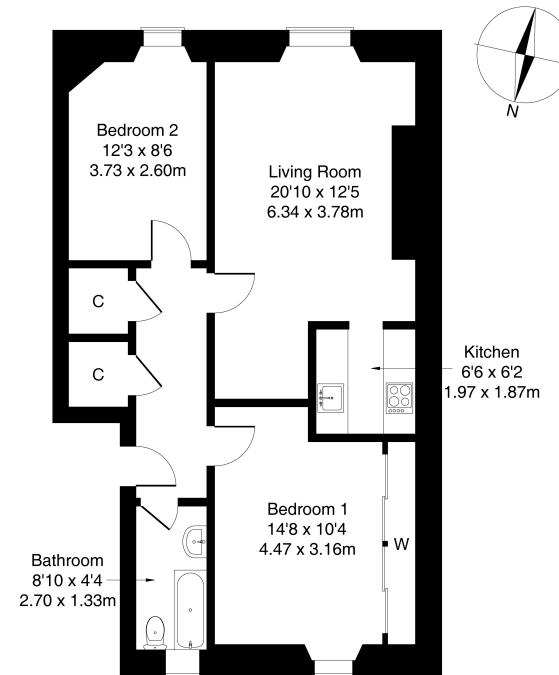
With open south-facing views over Cairntows Park, highlights include a modern fitted kitchen, contemporary flooring, tall ceilings and generous room sizes. In addition, there are wood-panelled doors, contemporary flooring, double glazing, electric heating, and good storage provision.

Externally, there is a well-maintained shared garden to the rear, with unrestricted parking on the quiet street to the front.

The entrance hall affords access throughout the majority of the property and features superb storage provision with two convenient built-in cupboards. Set to the front, enjoying the southerly aspect, a spacious living room features wood effect flooring, cornice plasterwork, two open 'Edinburgh Press' with shelves, and ample space for both lounge and dining furniture. Whilst set off, the kitchen is fitted with modern units, wood effect worktops, a sink with drainer and panelled splash backs, with appliances including a fridge/freezer and a washing machine.

Set to the rear, bedroom one offers a generous room size with a large built-in wardrobe; whilst bedroom two is set to the front, with wood effect flooring, cornice plasterwork and a window seat. Completing the accommodation, set to the rear, the bathroom is fitted with a three-piece suite and tiled flooring and splash walls.

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Approximate Gross Internal Area: (721 sq ft - 67 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 Sainsbury's 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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