



The Location

EDINBURGH, EH16 4FB

This development lies on Peffermill Road opposite Prestonfield Avenue. The property is set within a popular residential area and is convenient for local amenities and ideally placed for Edinburgh Royal Infirmary at Little France and for Edinburgh University.

A short distance from the property lies Cameron Toll Shopping centre with a variety of shops including a Sainsbury's supermarket and a bank. To the east lies Fort Kinnaird which provides an impressive choice of high street outlets. The lively district of Newington is close by and has many restaurants, cafes and pubs, as well as the Festival Theatre and Queen's Hall. Leisure facilities in the area include The Commonwealth Pool and the Edinburgh University sports ground which is on the doorstep and caters for hockey, football and rugby.

There are frequent bus services to the city centre, which is a short trip away and the City Bypass is within easy reach leading to the central motorway network.



Flat 24, 1 Drybrough Crescent

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An excellent opportunity has arisen to acquire this spacious two-bedroom fifth-floor apartment, located within the popular Peffermill area of Edinburgh. This property is one of the few within the development that looks directly onto the local playing fields allowing light to flood the entire flat.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway with two double storage cupboards, one of which houses the utility cupboard, a bright and spacious lounge which has access to the balcony through double patio doors and leading onto the modern, fully fitted kitchen, benefiting from an integrated four-ring gas hob/oven, extractor hood, fridge freezer, dishwasher and under-unit lighting, a spacious master bedroom including a double built-in mirrored wardrobe and a three-piece, partially tiled en-suite shower room with an extractor fan, a further double bedroom and a three-piece, partially tiled bathroom benefiting from a heated towel rail and extractor fan.

This property also benefits from; secure door entry system, gas central heating, full double glazing, more than adequate residents parking to accommodate for residents and visitors alike as well as communal garden grounds surrounding the property.





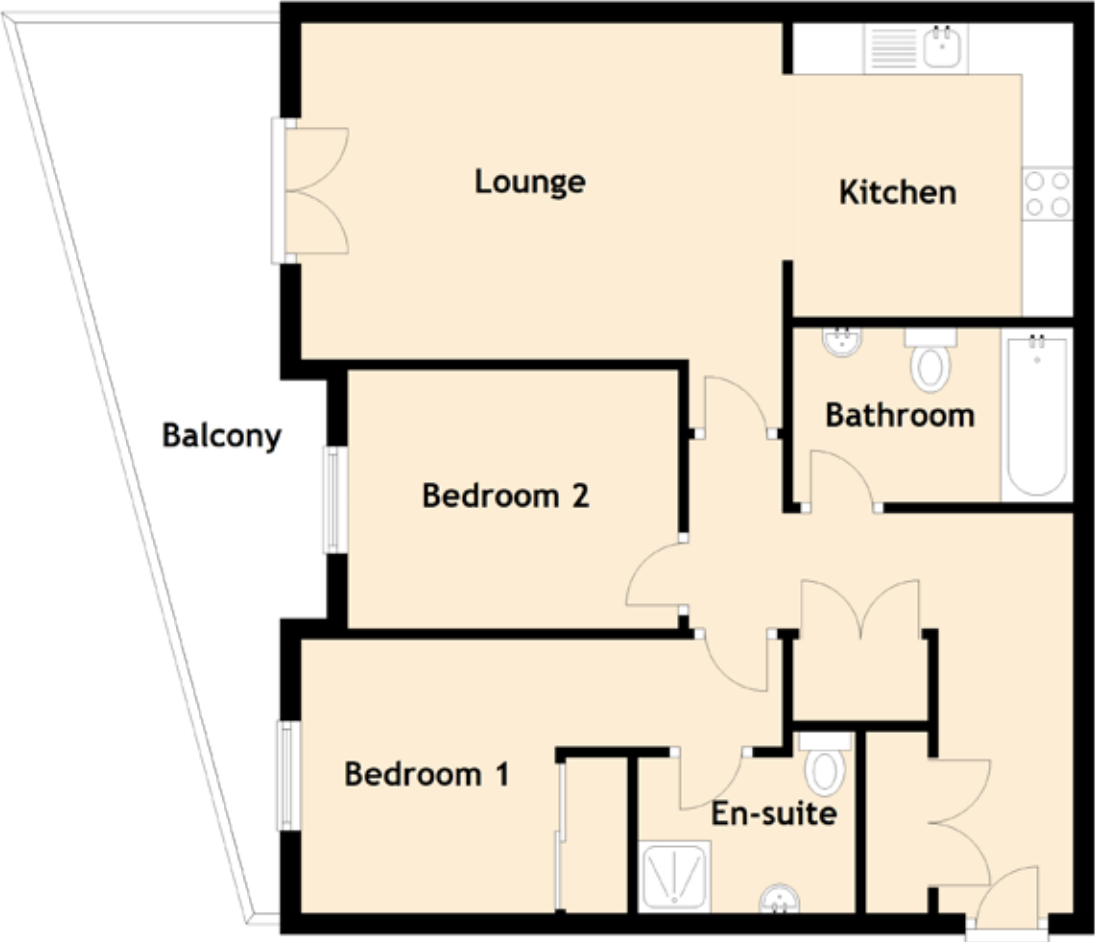






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

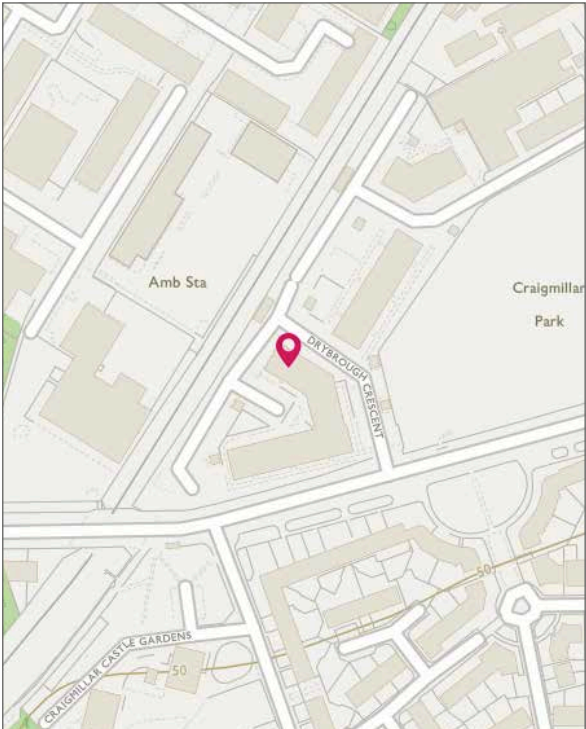


Approximate Dimensions
(Taken from the widest point)

Lounge	4.63m (15'2") x 3.90m (12'10")
Kitchen	2.83m (9'3") x 2.70m (8'10")
Bedroom 1	4.63m (15'2") x 2.68m (8'10")
En-suite	2.09m (6'10") x 1.50m (4'11")
Bedroom 2	3.18m (10'5") x 2.49m (8'2")
Bathroom	2.70m (8'10") x 1.68m (5'6")

Gross internal floor area (m²): 63m²

EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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BEN STEWART CLARK
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer