

Flat 4/4 Drybrough Cres

EDINBURGH, EH16 4FD



Spacious two-bedroom ground-floor apartment with a patio, offered to the market in excellent condition with a number of upgrades from the builder's original specification



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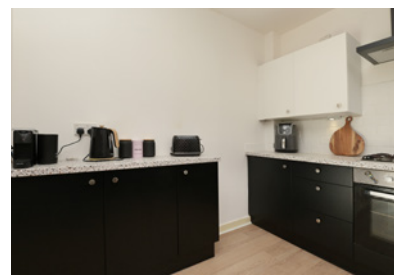
McEwan Fraser is delighted to present this spacious two-bedroom ground-floor apartment with a patio. Offered to the market in excellent condition with a number of upgrades from the builder's original specification, the property is located in the popular Peffermill area of Edinburgh and has excellent links into Edinburgh's city centre. This would be an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



The accommodation is focused on a bright and spacious kitchen and living room that is neutrally finished and enjoys ample space for a full range of furniture including a dining table. Patio doors from the living room open directly onto a private patio. The kitchen has a generous range of base and wall-mounted units with a range of integrated appliances.

THE KITCHEN





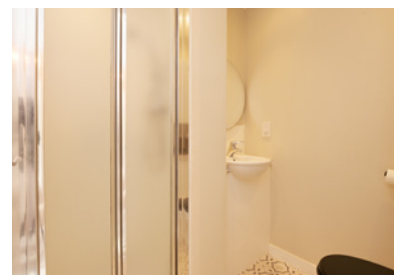
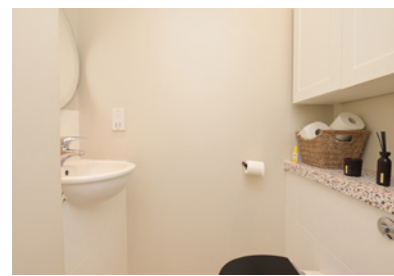
Bedroom one is particularly well-proportioned with an integrated wardrobe and an en-suite shower room. Bedroom two is a further double bedroom that is currently used as a dressing room and home office. The accommodation is completed by the bathroom that has a contemporary three-piece suite with a mains shower over the bath.

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

THE BATHROOM



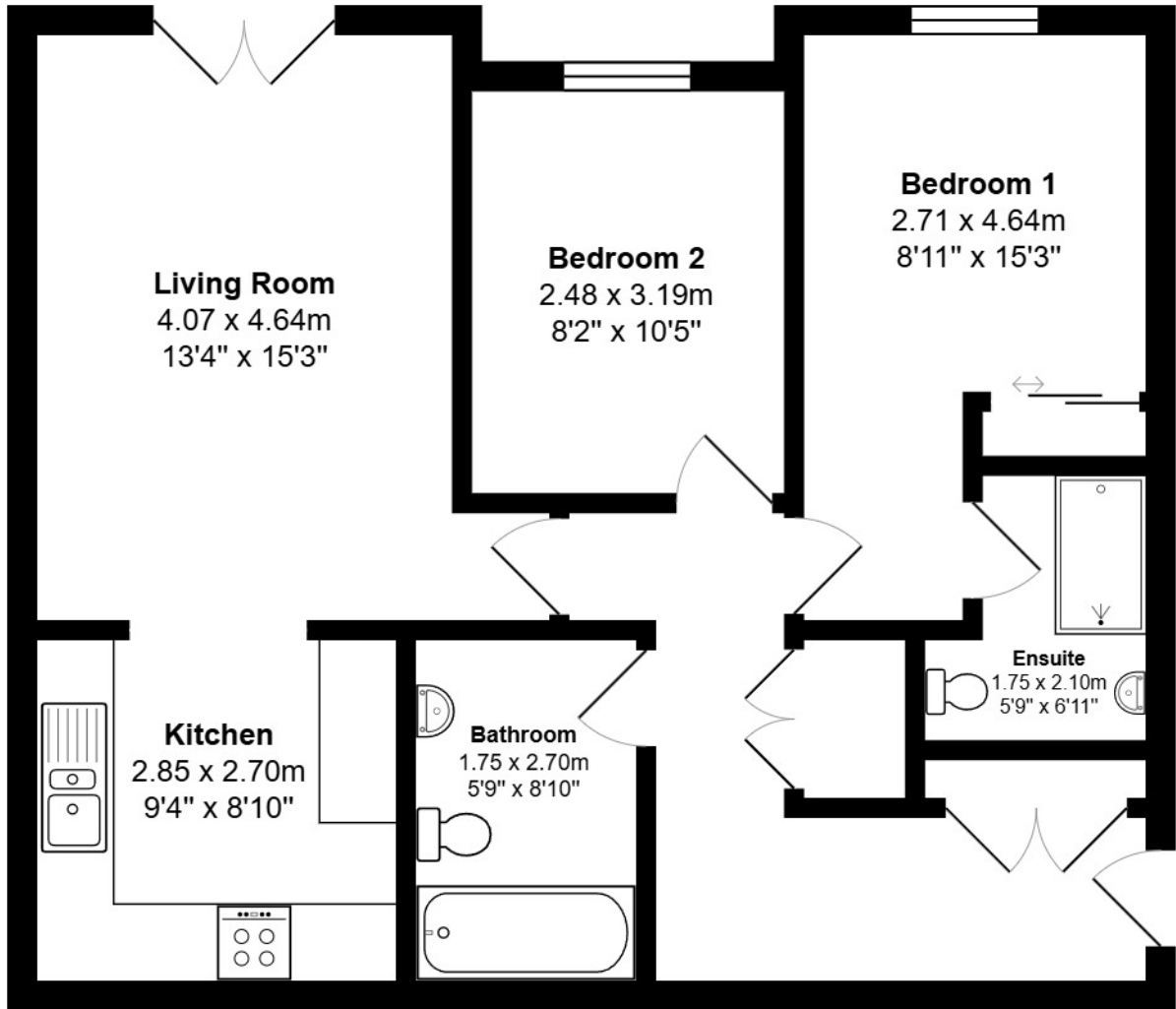
BEDROOM 1



BEDROOM 2

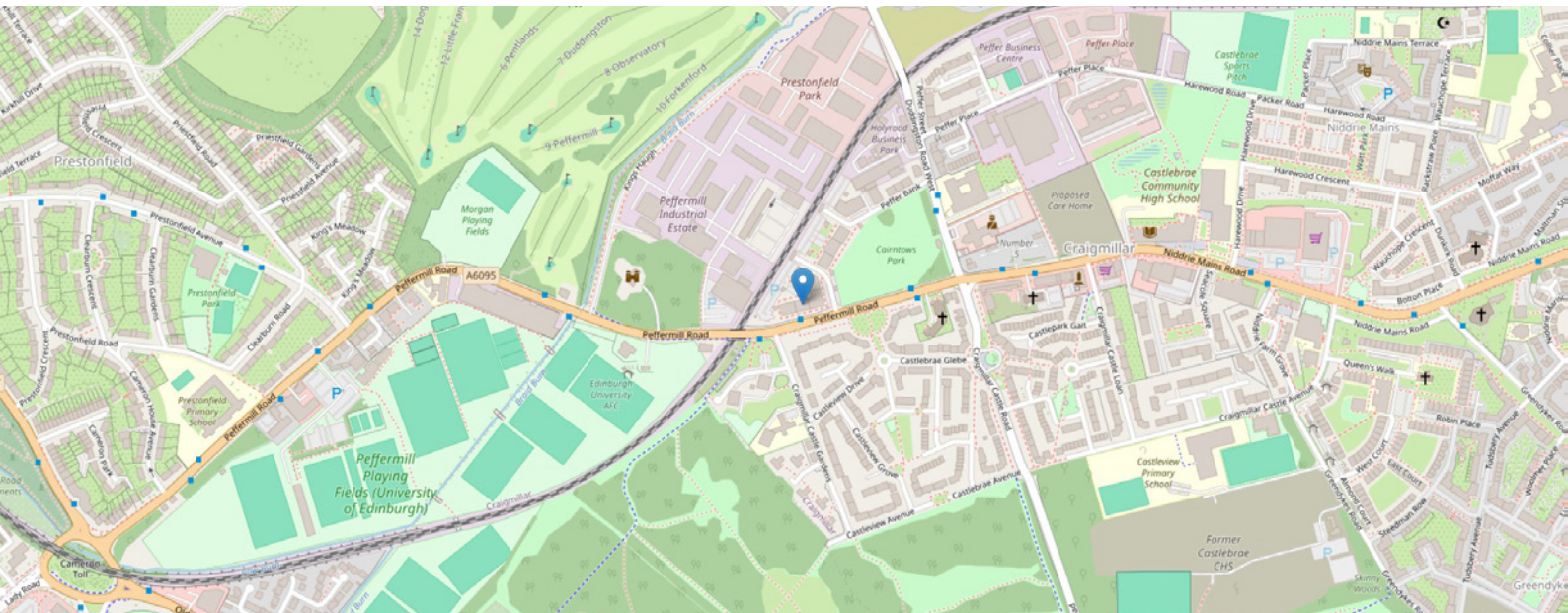


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: B



THE LOCATION

The popular residential area of Peffermill lies approximately three miles southeast of Edinburgh city centre, boasting a fabulous range of shops, recreational and sports facilities, open green space, and first-class transport links. A good selection of local shops cater for day to day requirements and the Cameron Toll Shopping Centre, conveniently open seven days a week, offers an excellent range of shopping facilities, including a Sainsbury's superstore.





A short drive away at Newcraighall, Fort Kinnaird shopping and leisure complex is home to an extensive range of high-street retail outlets, in addition to a multi-screen cinema and a variety of pubs and restaurants. Fitness enthusiasts can take full advantage of the Royal Commonwealth Pool, one of Scotland's most iconic leisure centres, and the popular, high-spec Gym at Cameron Toll. The surrounding area provides a wonderful variety of outdoor recreation and activities, including golf at nearby Prestonfield Golf Course, as well as walking, running, and cycling opportunities via the picturesque Innocent Cycle Path and around the scenic, open parkland of Holyrood Park, Arthur's Seat, and Duddingston Loch. Peffermill is well connected by an efficient public transport network operating throughout the city and surrounding areas, whilst the A1, the City Bypass, and the main motorway networks are close by. The area is also convenient for easy access to Edinburgh Royal Infirmary and the city's universities are within easy reach.



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