



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2/1 Drybrough Crescent**

PEFFERMILL, EDINBURGH, EH16 4FB



# 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.

# LOUNGE & KITCHEN



## 2/1 DRYBROUGH CRESCENT

An excellent opportunity has arisen to acquire this spacious two-bedroom ground-floor modern flat, located within the popular Peffermill area of Edinburgh.

Internally this accommodation is all in order, briefly comprising an entrance hallway with two storage cupboards, one of which houses the boiler and washing machine, a bright and spacious open lounge with access to the modern, fully equipped kitchen, benefiting from ample wall and base units and a host of integrated appliances. A spacious master bedroom includes a double built-in wardrobe and a three-piece en-suite shower room with an extractor fan. A further double bedroom and a three-piece, partially tiled bathroom with heated towel rail and extractor fan completes the rooms.

The property further 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 landscape garden grounds surrounding the property.





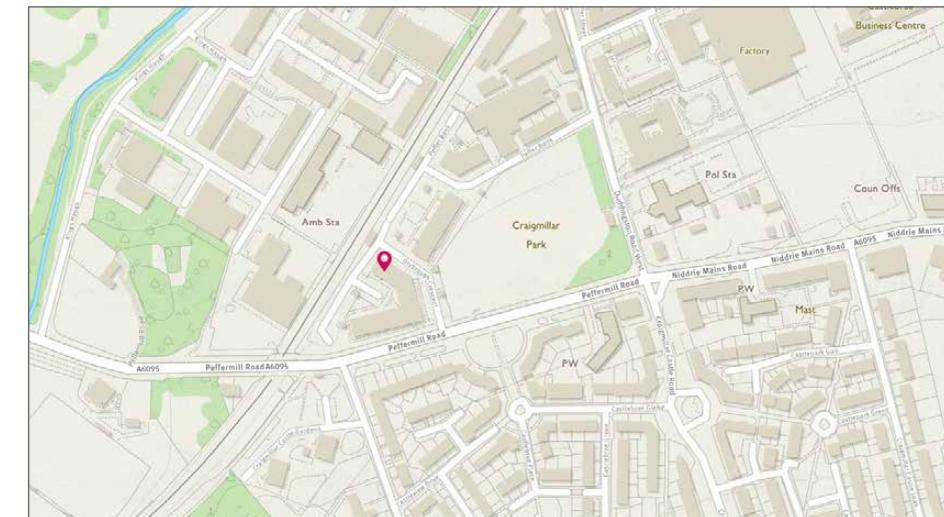
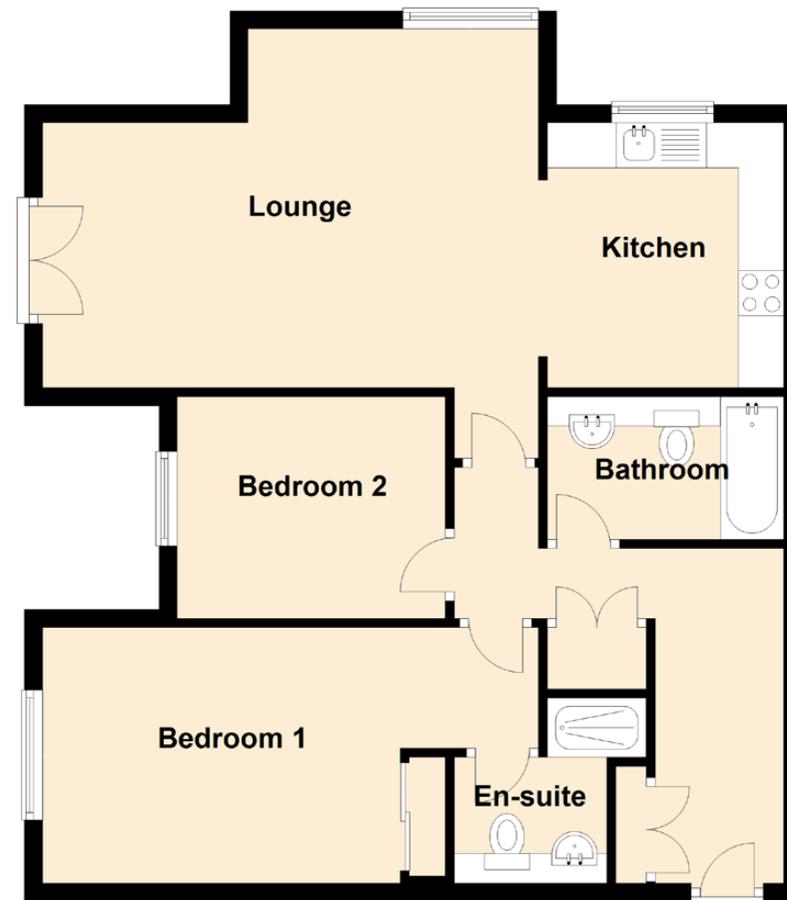
# SPECIFICATIONS & MAP

Approximate Dimensions (Taken from the widest point)

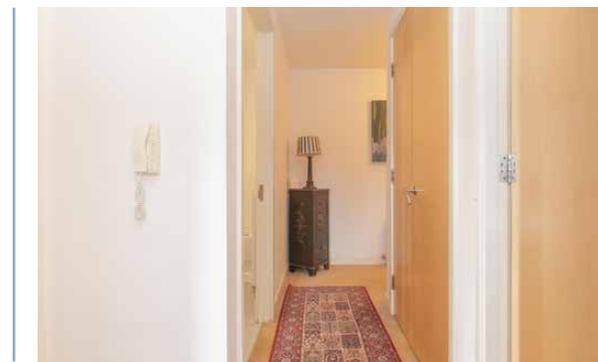
Lounge	4.66m (15'3") x 3.98m (13'1")
Kitchen	2.94m (9'8") x 2.72m (8'11")
Bedroom 1	4.65m (15'3") x 2.84m (9'4")
En-suite	1.96m (6'5") x 1.81m (5'11")
Bedroom 2	3.19m (10'6") x 2.46m (8'1")
Bathroom	2.62m (8'7") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): This a sold as seen purchase including all fixtures, fittings, floor coverings and furnishings.



# BEDROOMS & BATHROOM





  
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**Part  
 Exchange  
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Text and description  
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