

# Flat 28,3 Drybrough Crescent

EDINBURGH, EH16 4FD



*TWO BEDROOM FLAT WITH  
EXCELLENT VIEWS*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Craigmillar. The property is in walk-in condition and is perfect for the family home or a lucrative investment opportunity.

Internally the property briefly comprises of an entrance hallway with two large storage cupboards, one of which is currently a laundry cupboard with built-in shelving, leading down the kitchen/living area at the end of the hall. The dual aspect nature of the kitchen/living area means that the property benefits from light all day and is perfect for the summer with the balcony. The living room has ample space for a full sofa suite. The kitchen has plenty of storage, a gas hob, integrated oven, fridge/freezer, dishwasher and enough worktop space for the keen chef to cook up a storm.









Moving back through the hall you will come across both double bedrooms. The master bedroom benefits from a built-in wardrobe and a modern three-piece bathroom suite. You will also find the three-piece family bathroom across the hall.





**Bedroom 2**





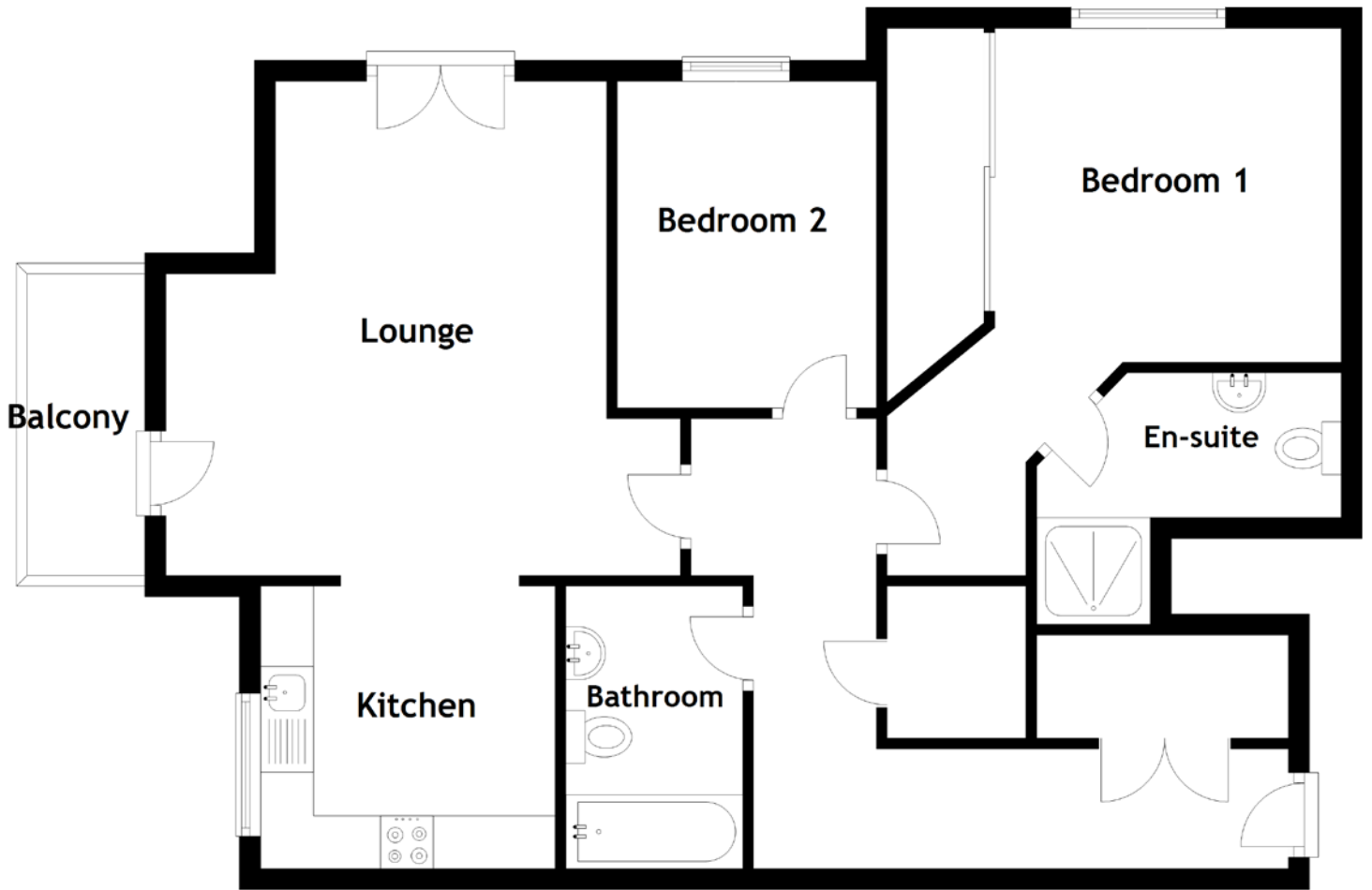






In addition to this, the property includes private parking, video entrance systems, gas central heating and a lift. This is a rare opportunity to acquire a central flat in a fantastic location. This property is also suitable for wheelchair access.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.67m (15'4") x 4.17m (13'8")	En-suite	2.88m (9'6") x 1.37m (4'6")
Kitchen	2.79m (9'2") x 2.67m (8'9")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup>	
Bedroom 1	4.72m (15'6") x 3.28m (10'9")	EPC Rating: B	
Bedroom 2	3.09m (10'2") x 2.46m (8'1")		
Bathroom	2.67m (8'9") x 1.68m (5'6")		



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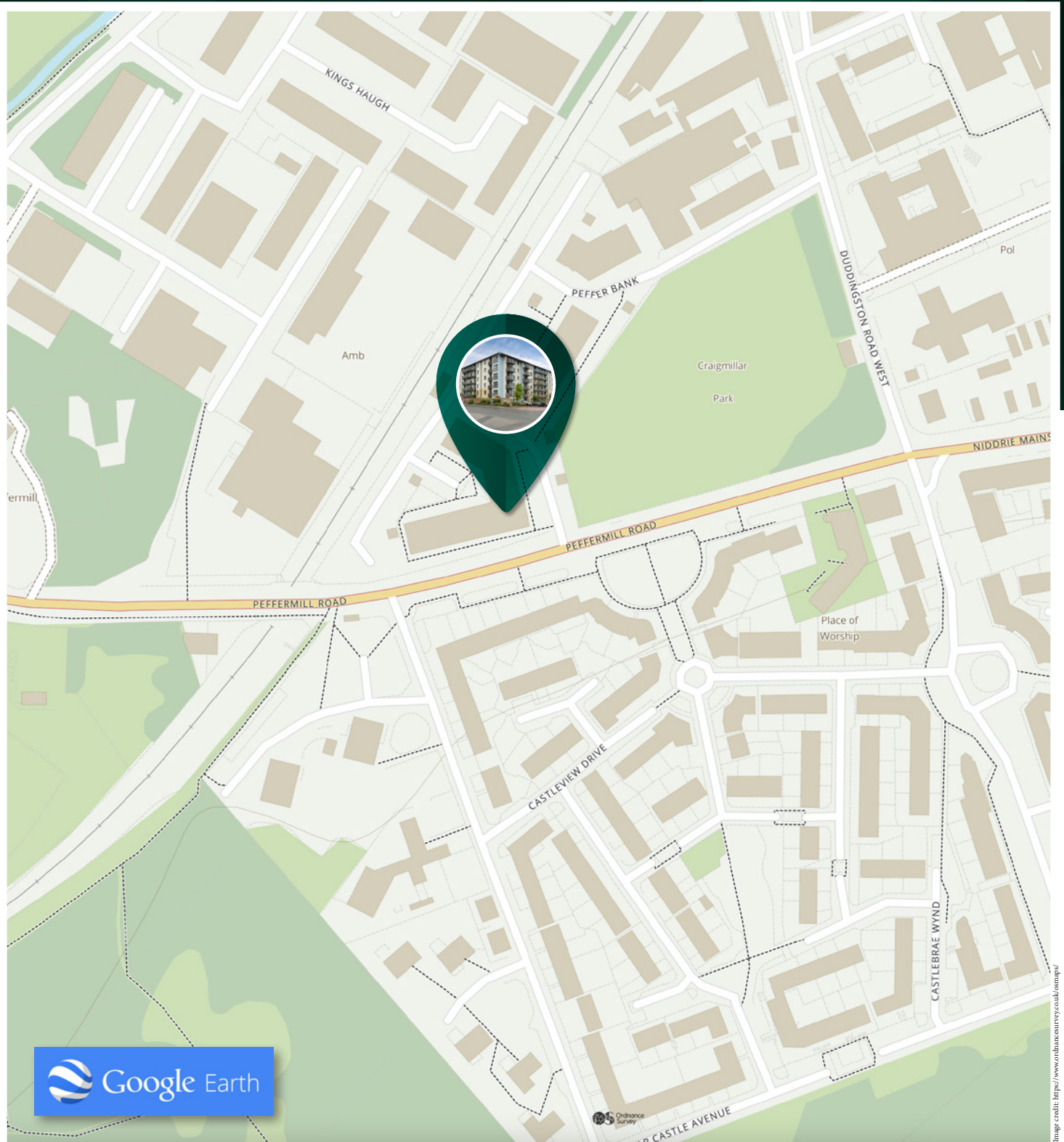
This development lies on Peffermill Road opposite Prestonfield Avenue. The property is set within a popular residential area and is convenient for local amenities and ideally placed for Edinburgh Royal Infirmary at Little France and for Edinburgh University.

A short distance from the property lies both Fort Kinnaird and Cameron Toll Shopping Centre, with a variety of shops including a Lidl, Tesco, Homebase and a library a two minute walk from the flat. 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. Many walks can also be found nearby with Arthur's Seat and the grounds of Craigmillar Castle.

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

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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