

# 2/12 Drybrough Crescent

PEFFERMILL, EDINBURGH, EH16 4FB



*UPGRADED TWO-BEDROOM  
APARTMENT WITH A BALCONY*



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Part exchange available! McEwan Fraser is delighted to present this superb two-bedroom modern apartment that has been substantially upgraded from the builder's original specification. The property boasts gas central heating, double glazing, residents parking, and a balcony with a lovely view of Arthur's seat. The property would make a fantastic first-time buy or sound buy-to-let investment. The property is offered to the market chain free.

Accommodation is focused on an open-plan kitchen/living room which has contemporary décor, huge amounts of natural light, and plenty of space for a large suite and a dining table. The contemporary kitchen has recently been re-fitted and it has a generous range of base and wall-mounted units that offer excellent prep and storage space. Gas hob, electric oven, microwave, fridge freezer, dishwasher, and washing machine are all integrated. The living room also gives direct access to the balcony.

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Bedroom one is particularly generous. It has an integrated wardrobe and there is plenty of space for a large double bed and a full range of free-standing bedroom furniture. This bedroom also benefits from a partially tiled en-suite shower room. Bedroom two is a further double bedroom with space for supporting furniture. The accommodation is completed by the master bathroom which is partially tiled and comes with a white suite and mains shower over the bath.

This is a beautiful apartment and viewing is essential to fully appreciate the space and quality on offer within.







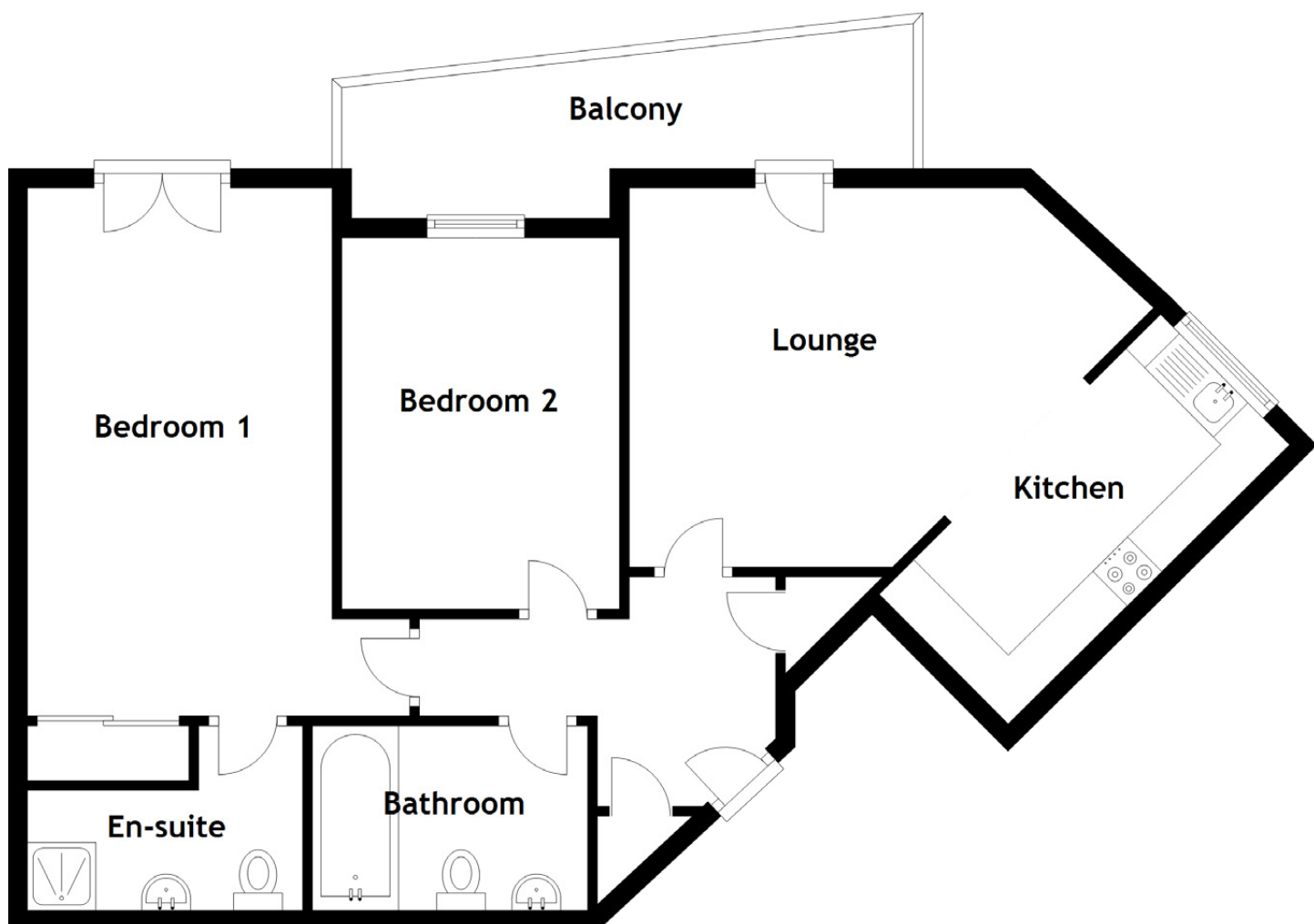
**Bedroom 2**











### Approximate Dimensions

(Taken from the widest point)

Lounge	4.55m (14'11") x 3.89m (12'9")
Kitchen	3.85m (12'8") x 1.90m (6'3")
Bedroom 1	5.42m (17'9") x 3.92m (12'10")
Bedroom 2	3.81m (12'6") x 2.85m (9'4")
Bathroom	2.82m (9'3") x 1.90m (6'3")
En-suite	2.82m (9'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: B



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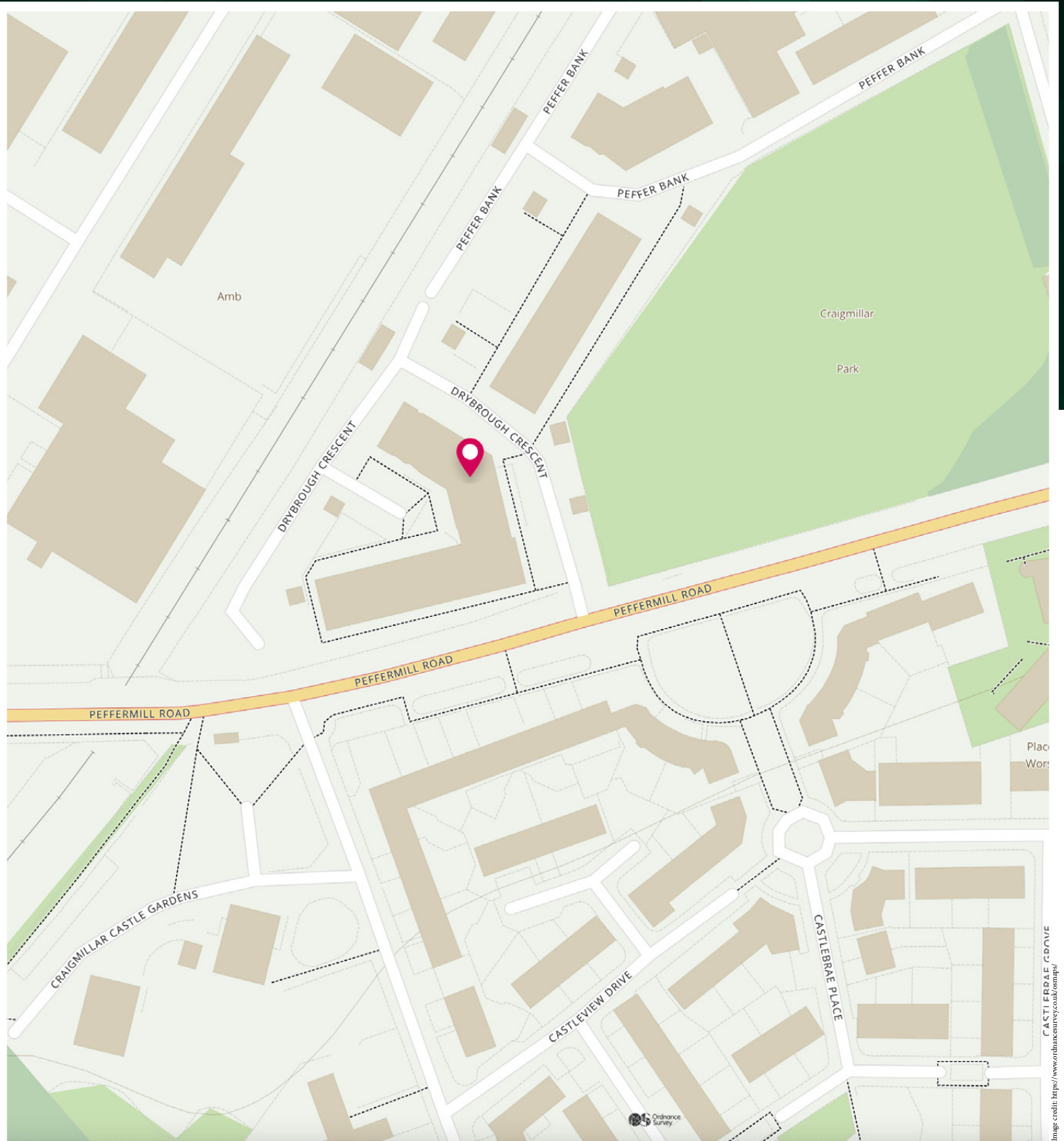
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The popular residential area of Peffermill lies approximately three miles southeast of Edinburgh city centre, boasting a fabulous range of shops, recreational and sports facilities, open green space, and first-class transport links. A good selection 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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## The Location





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