

3/32 Drybrough Crescent

EDINBURGH, EH16 4FD



*SPACIOUS TWO-BEDROOM
APARTMENT WITH A BALCONY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious two-bedroom apartment with a balcony. The property is located in the popular Peffermill area of Edinburgh and has excellent links into Edinburgh city centre. 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.

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 large balcony.





The kitchen has a generous range of base and wall-mounted units with a range of integrated appliances including a dishwasher and a fridge freezer.





Bedroom one is particularly well-proportioned with an integrated wardrobe and an en-suite shower room. Bedroom two is a further double bedroom with access to the balcony.







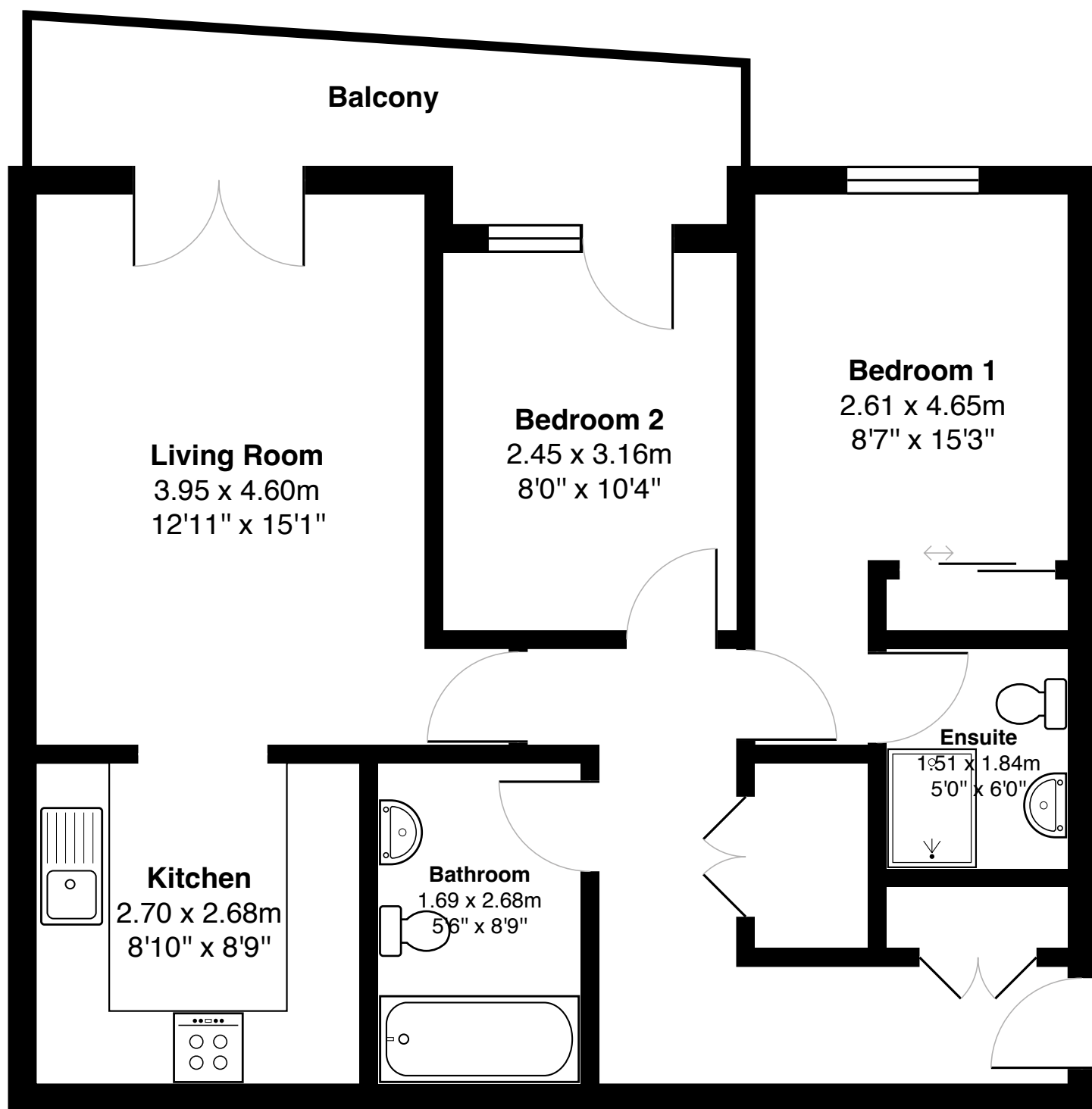
Bedroom 2





The accommodation is completed by the bathroom that has a contemporary three-piece suite with a mains shower over the bath.





Gross internal floor area (m²): 64m²

EPC Rating: C



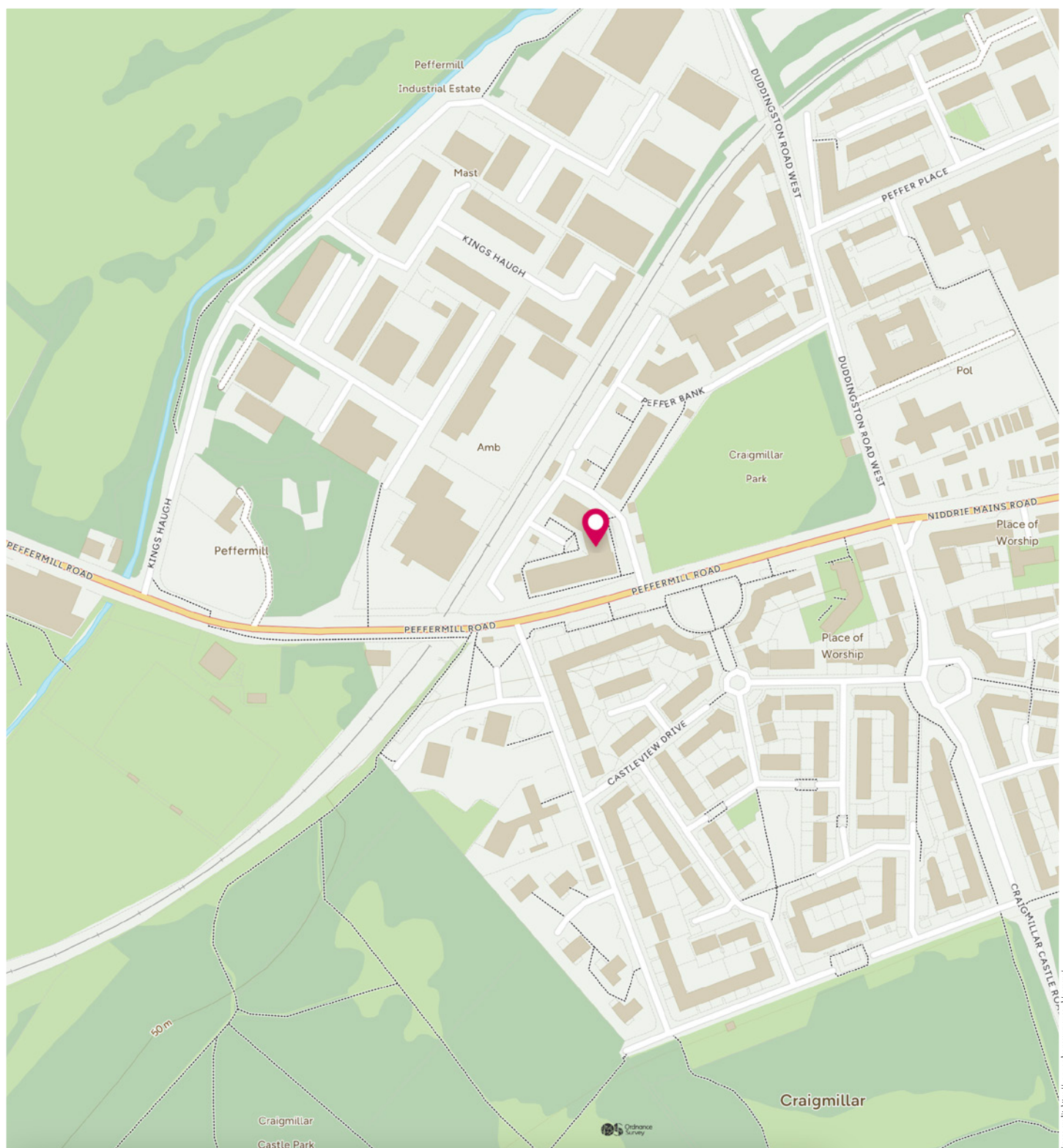
This property also benefits from a secure door entry system, gas central heating, full double glazing, and more than adequate parking to accommodate residents and visitors alike as well as communal garden grounds surrounding the property.





The 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.