

# Flat 19, 33 Peffer Bank

EDINBURGH, EH16 4FE



*SPACIOUS TWO BEDROOM FLAT IN  
EDINBURGH'S EASILY LOCATED PEFFERMILL*



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McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat with balcony with views to Edinburgh's Arthur's Seat. Inside, the property comprises of:

- Fully equipped kitchen which is situated in the open plan kitchen living area. This modern space encapsulates modern living and from the kitchen you have stunning views to Arthur's Seat.
- Spacious living area which provides direct access onto the private balcony. The living area offers various possibilities when it comes to furniture arrangements.
- The flat has two spacious double bedrooms which include storage options.
- There is one main family bathroom which is spacious and is fitted with a white three-piece suite.

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**Flat 19, 33 Peffer Bank**



**Open Plan Living**





## Open Plan Living







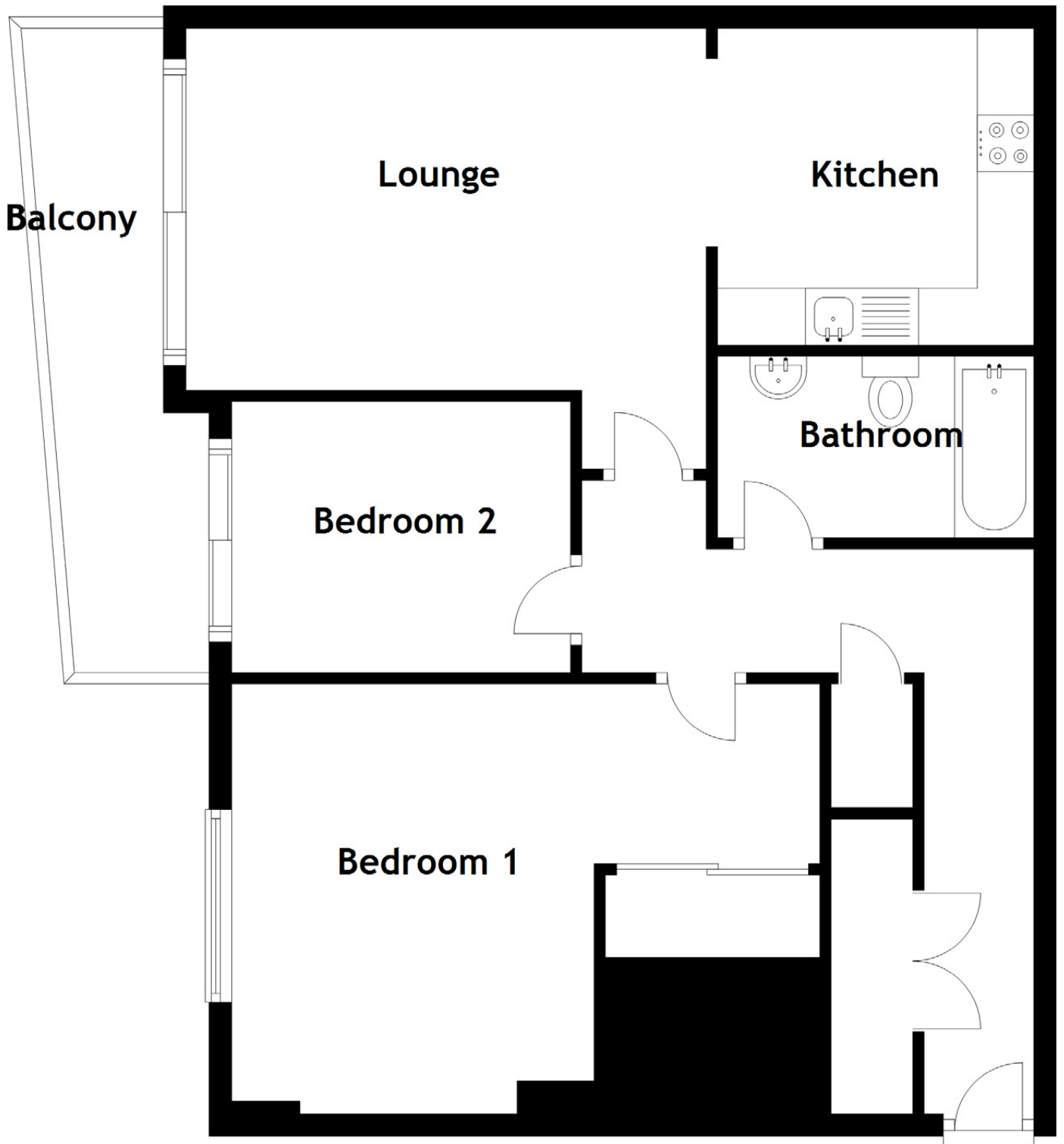
**Bedroom 1**





**Bedroom 2**





**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'9")	Bathroom	2.80m (9'2") x 1.60m (5'3")
Kitchen	2.80m (9'2") x 2.80m (9'2")		
Bedroom 1	5.20m (17'1") x 3.80m (12'6")	Gross internal floor area (m <sup>2</sup> ): 65m <sup>2</sup>	
Bedroom 2	3.00m (9'10") x 2.40m (7'10")	EPC Rating: C	





In addition to this, the property includes, residents private parking as well as a lift in the building. The property is managed by a factoring company to maintain the grounds and building.

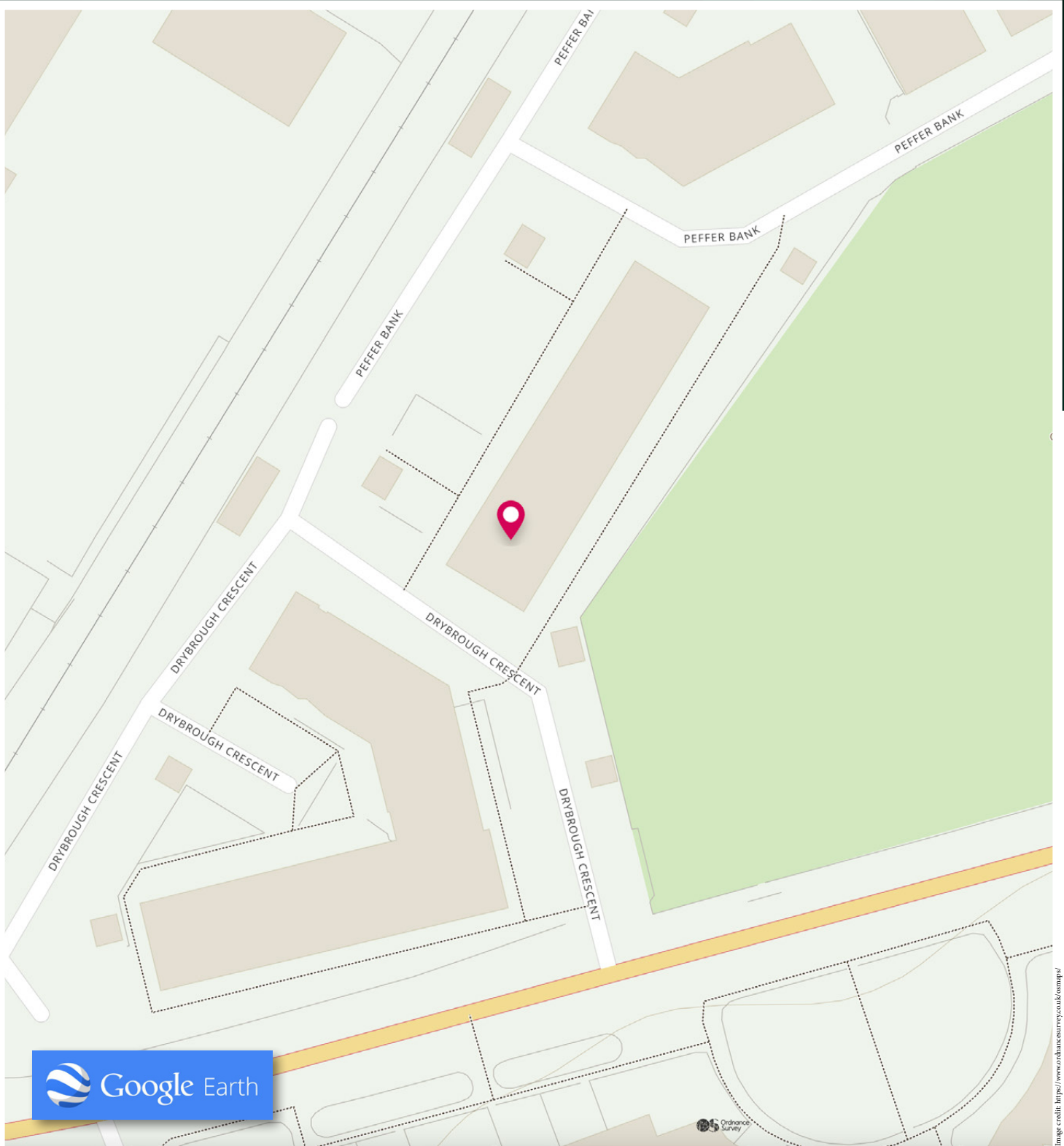
The property is fully double glazed and has modern gas central heating making for a warm home, year-round.





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.

## The Location



# McEwan Fraser Legal

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