

Flat 12, 2 Drybrough Cres

EDINBURGH, EH16 4FB



*Modern two-bedroom flat with
a balcony and stunning views*



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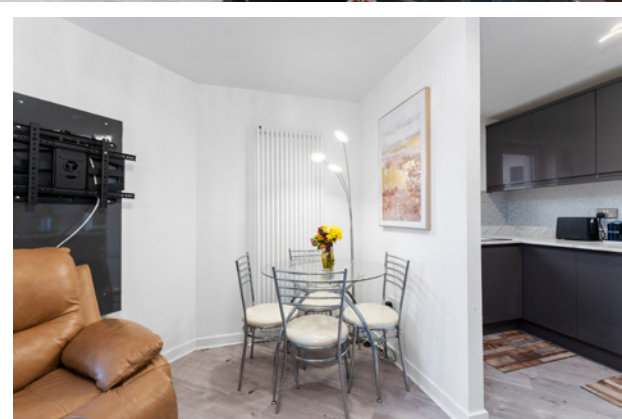


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Set within a modern development on Drybrough Crescent, this superb two-bedroom flat is brought to market in true walk-in condition and enjoys views towards Arthur's Seat from the balcony. The property would make a fantastic first-time buy or sound buy-to-let investment.

THE LIVING ROOM



Upon entering the property, you are welcomed into a bright hallway leading directly to the spacious living room. This well-proportioned space is filled with natural light thanks to large windows and a glazed door opening onto a private balcony. The perfect spot to relax and take in the views.

THE KITCHEN



The living room flows seamlessly into the modern kitchen, which is fitted with a gas hob, oven, microwave, dishwasher, and washing machine, along with ample storage and worktop space.





Back along the hall are two comfortable bedrooms. 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. Also benefits from a stylish three-piece en-suite. Bedroom two is a further double bedroom with space for supporting furniture. A contemporary three-piece family bathroom completes the accommodation.

THE BATHROOM



BEDROOM 1



benefits from integrated wardrobes and a stylish three-piece en suite shower room



BEDROOM 2



Externally, the property is surrounded by well-kept communal grounds and further benefits from private off-street parking.

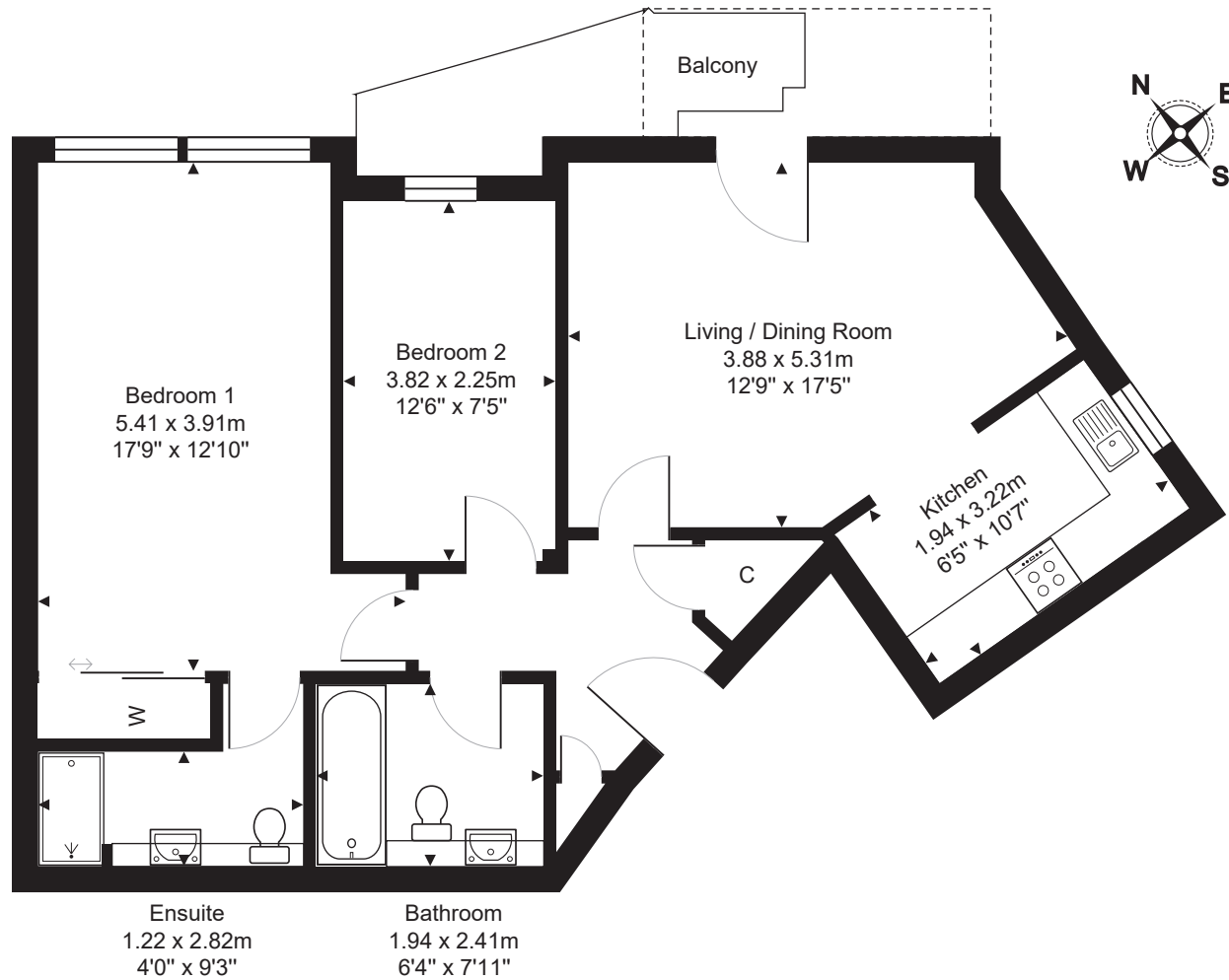
Located in a popular and well-connected area, this flat offers a perfect combination of modern living, beautiful views, and easy access to the city centre, ideal for first-time buyers, professionals, or investors alike.

Viewing is essential to fully appreciate the space and quality on offer within.

EXTERNALS

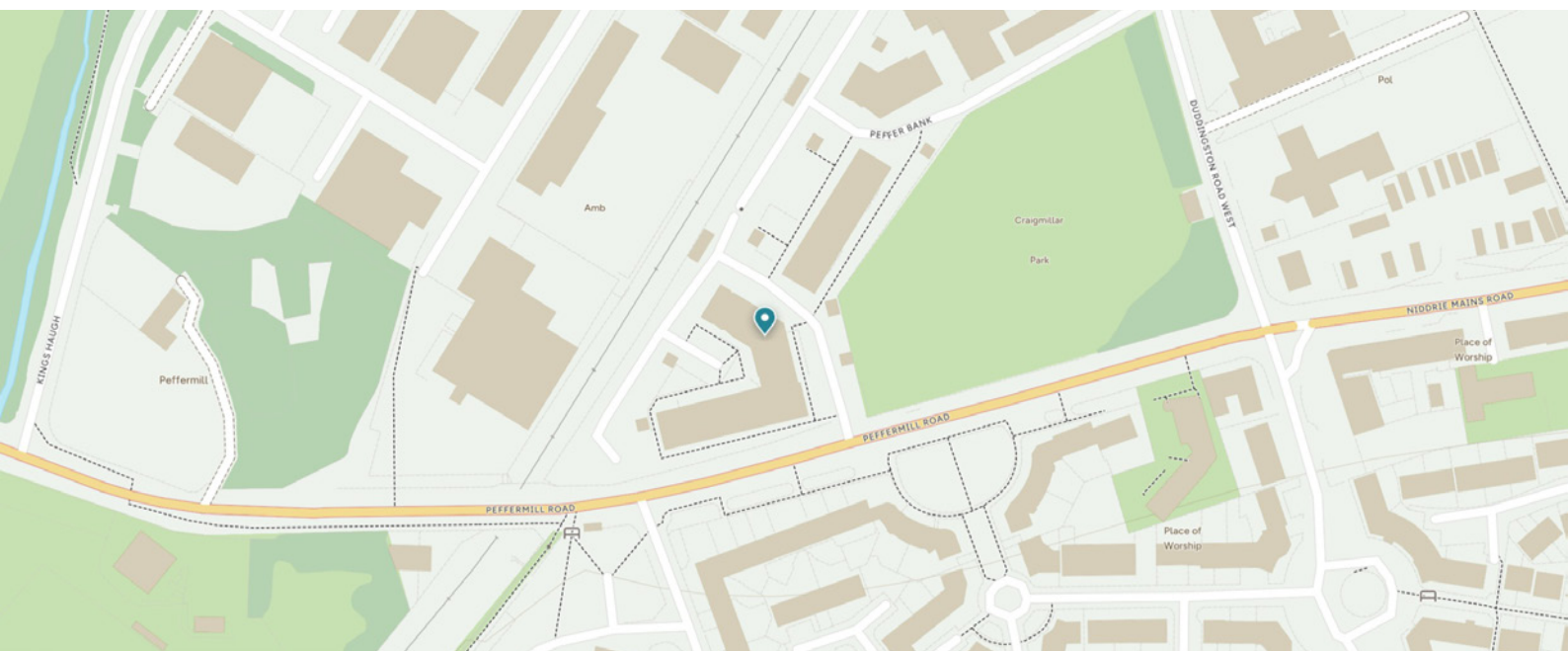


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: C



THE LOCATION

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 the 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.



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