



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**30/3 DRYBROUGH CRESCENT**

Peffermill, Edinburgh, EH16 4FD





Situated in the popular Peffermill area of the city, this fourth-floor apartment forms part of a sought-after contemporary development, with fantastic views of iconic Arthur's Seat. The apartment offers an open-plan kitchen and living room, a double bedroom, and a bathroom, all enhanced by attractive, contemporary styling. The development is set in landscaped grounds and offers private residents' parking. It also lies close to Cameron Toll Shopping Centre, Peffermill Playing Fields, and Fort Kinnaird Retail Park, with easy access to the city bypass.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Fourth-floor apartment in Peffermill
- Part of a contemporary development
- Views of iconic Arthur's Seat
- Attractive, modern interiors
- Secure shared entrance and lift service
- Hall with built-in storage
- Open-plan kitchen/living room
- Contemporary, fully integrated kitchen
- Double bedroom with built-in storage
- Bathroom with shower-over-bath
- Private residents' parking



"THIS ONE-BEDROOM APARTMENT IS PRESENTED IN A MOVE-IN CONDITION, WITH ATTRACTIVE, MODERN INTERIORS."



EPC RATING:

B

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

### EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



### GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



### EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



### DUNDEE

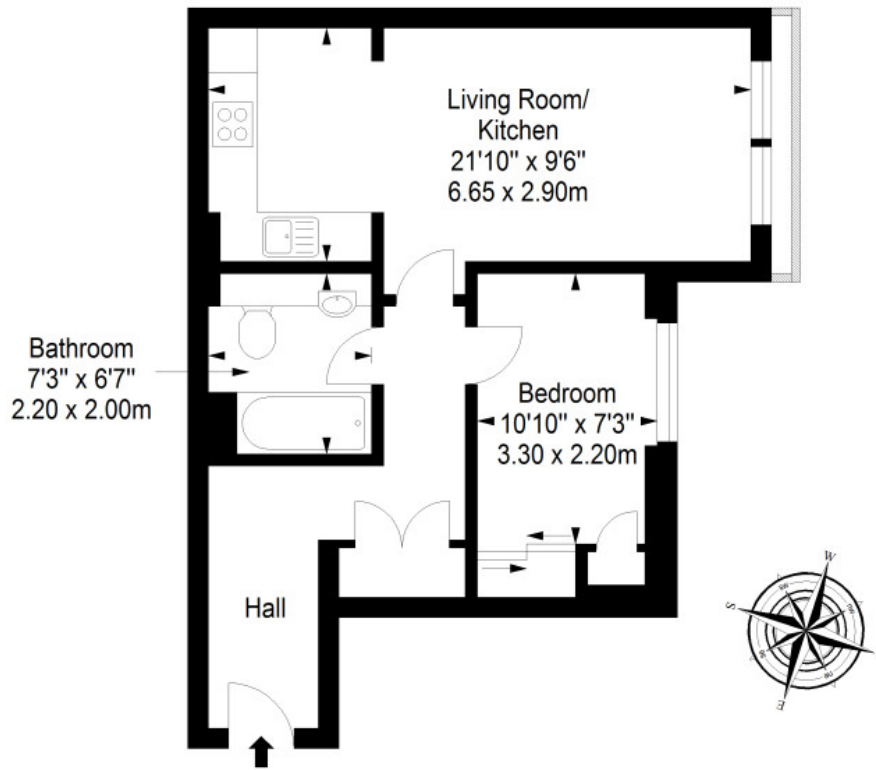
2 West Marketgait  
DD1 1QN  
01382 201 000



### BORDERS

01890 880 008

### Fourth Floor Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 43.1 sq. metres (463.9 sq. feet)

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