



**5/13 Peffer Place, Peffermill,
Edinburgh, EH16 4BB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BEDROOM, THIRD FLOOR FLAT



A spacious, attractive, one bedroom, third floor (top) flat which has a stunning outlook over the City to Arthur's seat. It is situated in Peffermill, close to Fort Kinnaird shopping centre which offers a range of High Street stores and it is also convenient for Edinburgh Royal infirmary. The accommodation consists of an L shaped entrance hall with storage, an attractive open plan lounge/ kitchen with excellent view and large storage cupboard. The kitchen area has a generous number of wood effect units at wall and floor level, toning works tops and tiled splashbacks. There is a large bright and spacious double bedroom which has ample space for a large wardrobe. The bathroom has a three-piece suite with Mira electric shower. This is an ideal flat for first time buyers or for those purchasing as an investment.

Hall

Open plan Lounge/ Kitchen

Double Bedroom

Bathroom

Gas central heating

Double glazing

Drying area.

On-street parking





PEFFERMILL

The Peffermill area of Edinburgh lies close to the green expanse of Holyrood Park and Arthur's Seat, one of Edinburgh's most famous landmarks. The property is well positioned to take advantage of an excellent range of local amenities including Fort Kinnaird complex, which includes a cinema, Boots and Marks & Spencer retail outlets and Cameron Toll Shopping Centre. University buildings nearby and Peffermill playing fields moments away make the area popular for students. An efficient public transport network operates to other parts of the City and surrounding areas with the City Bypass conveniently close.



Extras

All fitted floor coverings, curtains, light fittings, gas hob and electric oven, automatic washing machine, fridge- freezer (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

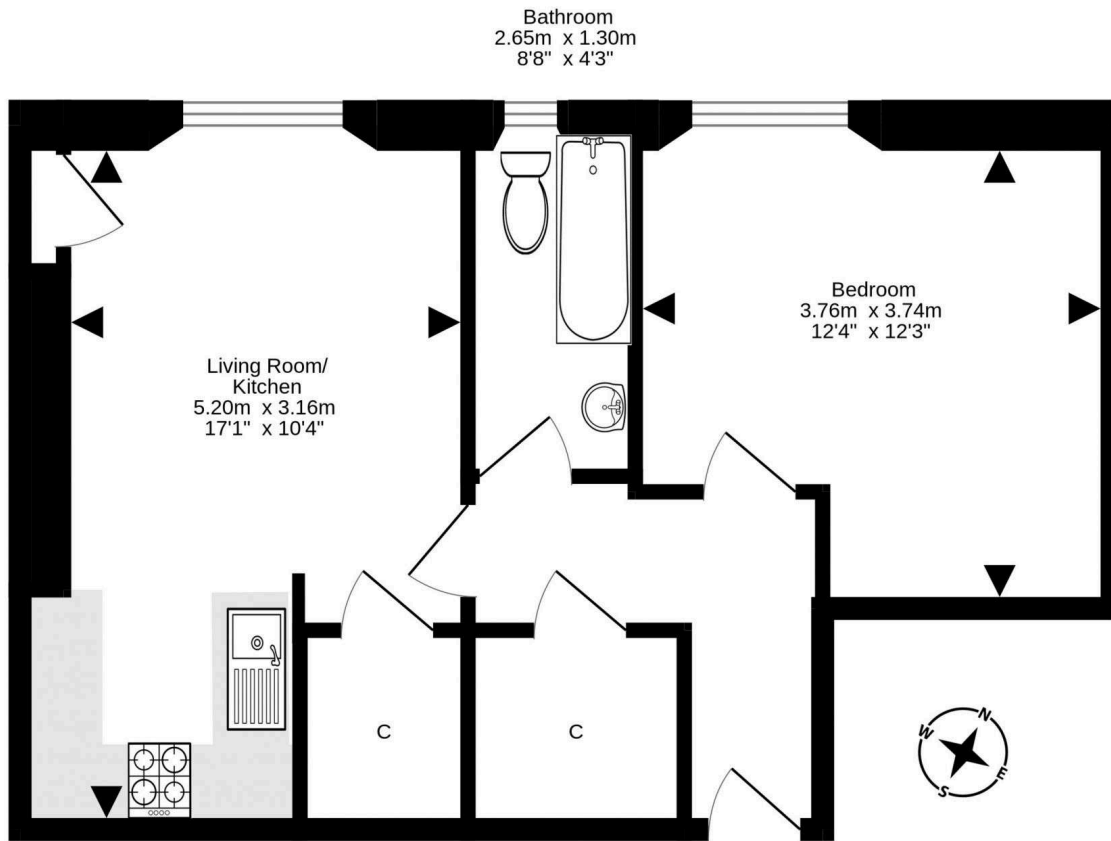
A

Home Report Valuation

£125,000

EPC Rating

D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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