



9/3 Peffer Street, Edinburgh, EH16 4BA



## Welcome

Welcome to Peffer Street, this charming one bedroom, ground floor flat forms part of a traditional tenement building with shared gardens to the rear and on street parking available. The property is conveniently located within the Peffermill area of the city, which lies to the south-east of Edinburgh, close to convenient bus links to the city centre and surrounding areas. The property is within walking distance of an abundance of local amenities and within easy reach of Fort Kinnaird Retail Park, Royal Infirmary of Edinburgh and Royal Hospital for Children & Young People. For those who enjoy the outdoors, Craigmillar Castle and Duddingston Loch are nearby. This property would be ideal for the first-time buyer or an investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Open plan living/dining/kitchen.
- Kitchen to include the white goods.
- Double bedroom with built in storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Shared garden to the rear.
- On street parking available





## 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 Newington's busy thoroughfare, 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

The kitchen appliances, curtains and fitted floor coverings are included. The development is factored by RMG with a fee of circa £130 payable for the last quarter which includes block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

# Get in touch

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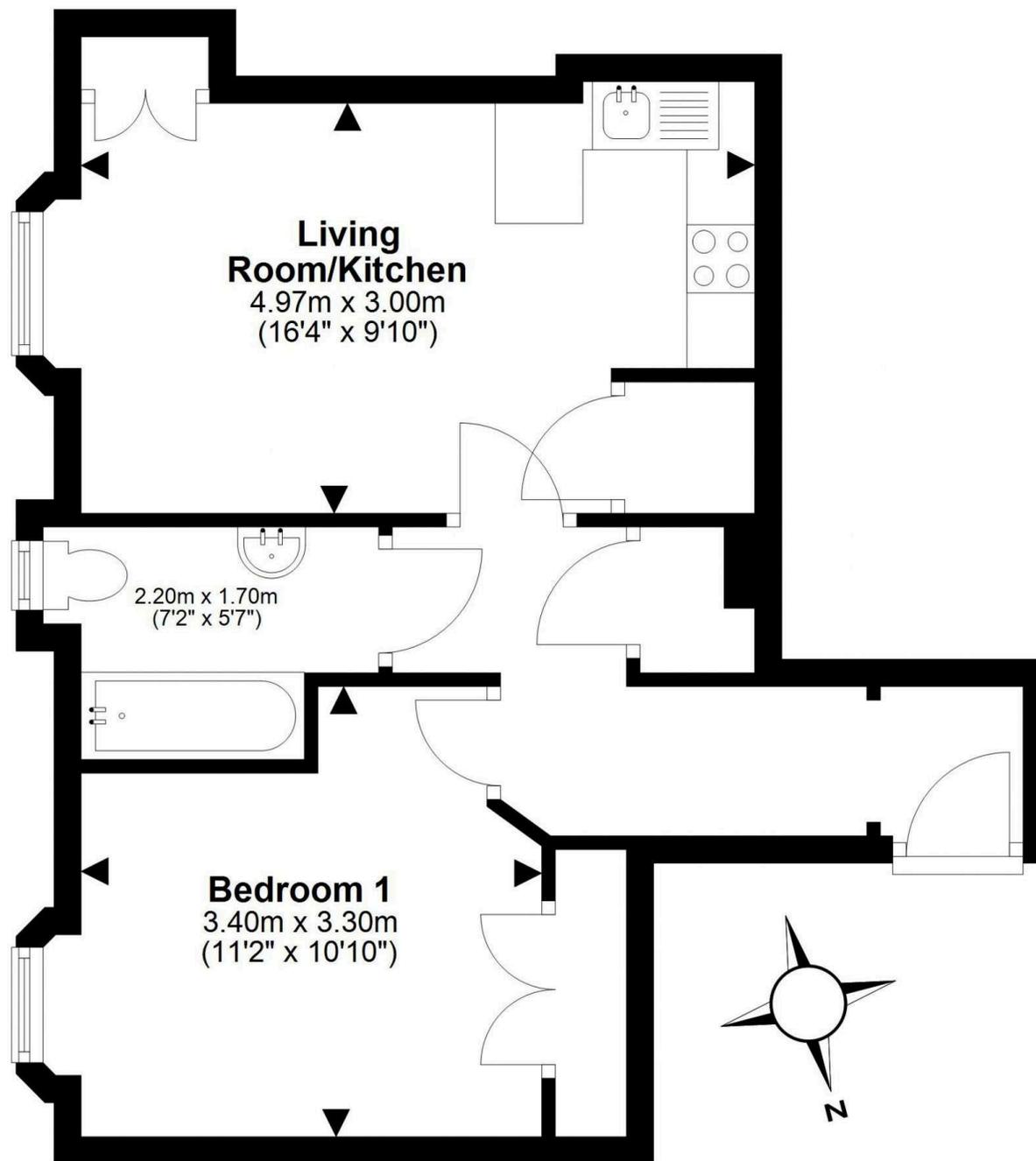
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.