



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/19 Drybrough Crescent

Peffermill, Edinburgh EH16 4FB

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Forming part of an development, this beautifully presented two bedroom, two bathroom fourth floor apartment (with a private balcony) is situated in popular Peffermill. This excellent location lies within walking distance of excellent local amenities, Duddingston Loch and the south boundary of Holyrood Park.

Access is via secure entry phone system with lift/stair access. On entering you are greeted by a generous hallway, with ample storage, including a practical utility cupboard housing the boiler and a washing machine. Continuing through, you'll discover an airy living room that enjoys a tranquil south facing aspect. Bathed in natural light, this space is perfect for entertaining, with full-height glazing which open onto your own private covered balcony. The social aspect continues with a semi-open plan layout to a sleek gloss kitchen, designed for both functionality and style, and is replete with a full range of integrated appliances.



Property Summary

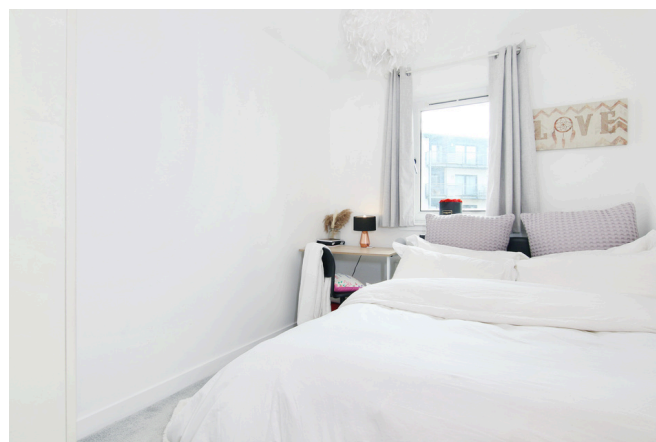
- Close to amenities, Duddingston Loch & Holyrood Park
- Modern fourth floor apartment
- Spacious living room with private balcony
- Stylish fitted kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Ample resident parking & secure bike store
- EPC Rating - B | Council Tax Band - D

Home Report Value - £190,000





Stylish,
two bedroom,
fourth floor
apartment

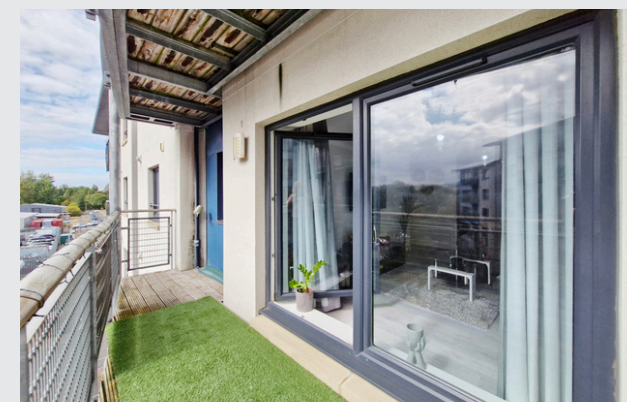




This appealing apartment accommodates two double bedrooms; both tastefully-presented, with the master bedroom featuring a built-in wardrobe and the luxury of a en-suite shower room. Finally, an immaculate three piece bathroom, complete the accommodation.

The development is maintained by Ethical Maintenance; an approx. fee of £100 per month, covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, curtains, blinds, washing machine and all integrated appliances, to be included in the sale.



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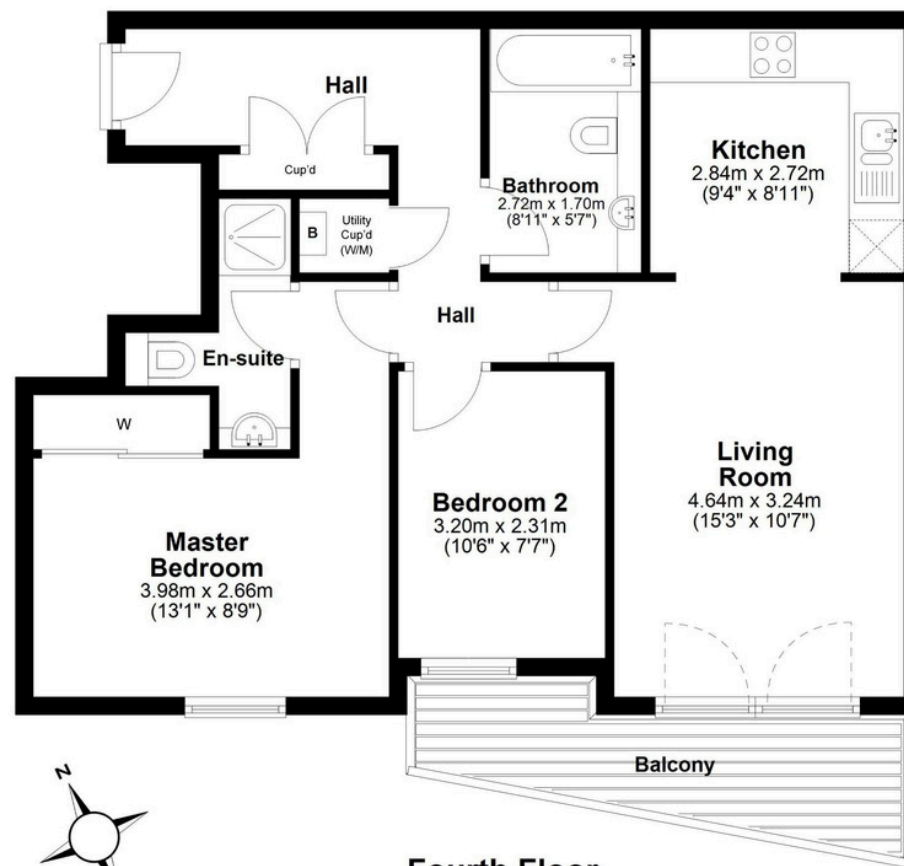


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Fourth Floor
Approx. 65.1 sq. metres (700.4 sq. feet)

Location



HOLYROOD PARK FROM DRYBROUGH CRESCENT

Peffermill originally formed part of the Craigmillar Estate, at its heart is the historic Craigmillar Castle which still presides in a prominent position. Lying approximately 3 miles south-east of the city centre, nearby Craigmillar offers excellent local amenities and has benefits from a library and Arts centre. This is an ideal location for leisure activities, a short walk away are Scottish wild life trust nature reserves at Duddingston Loch, with fabulous walks found around Arthurs Seat. Prestonfield and Duddingston golf courses, are close by, as is the Jack Kane community and sports centre.

Additional shopping can be found at Cameron Toll Shopping centre including a Sainsbury's store or Fort Kinnaird retail park with an Odeon cinema. The Edinburgh Royal Infirmary is within easy reach (approx. 1 mile), for a quick commute. The area has regular bus services and there is easy access to the city bypass which links you to all the major road networks.