



2
Double
Bedroom



Off Street
Parking

Council Tax
D

EPC Rating
B

Offers Over £185,000

Flat 20, 3 Drybrough Crescent, Edinburgh EH16 4FD

Property

The accommodation on offer comprises, entrance hall with storage and utility cupboard with boiler and washing machine, spacious open plan living room/kitchen, accessed from the lounge there is a sliding doors on to the balcony, two double bedrooms with bedroom 1 benefitting from built in wardrobes and an e-suite shower room. There is also a modern family bathroom. Electric central heating, Double glazing and off street parking.

Parking

There are a number of residents parking spaces close to the flat.

Extras

All The items are included in the sale of the property are as per the schedule. The property is being sold as seen. The seller does not warrant the working order of the appliances, systems, or services.

- Third Floor flat
- Open plan Sitting Room/Kitchen/Lounge/balcony
- Two Double Bedrooms
- Family Bathroom and ensuite shower room
- Double glazed windows and Electric central heating
- Off street parking
- EPC Rating – B





Location

Peffermill is an established residential district approximately four miles south of Edinburgh centre, offering a good selection of local shops catering for day-to-day requirements. Peffermill is also situated less than half a mile from the extensive Fort Kinnaird retail park, which offers an excellent range of shopping outlets, a cinema and restaurants, with the nearby Cameron Toll Shopping Centre offering additional shopping facilities including a Sainsburys superstore. Leisure activities within easy reach include the Jack Kane Centre, the Royal Commonwealth Pool, Prestonfield and Duddingston golf courses, and walks in Holyrood Park and ideally placed for Edinburgh Royal Infirmary at Little France and for Edinburgh University. Well regarded schooling at all levels is available in the immediate area. There are regular bus routes to the City Centre and surrounding areas as well as road connections to the City Bypass and Motorway networks.



Home Report

The Home Report is available to download from our website www.glenham.co.uk The condition of the property and any material matter is disclosed in the Home Report.

Viewing

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP Tel : 0131 5575101

Solicitors

John Carson, Friel's, 180 Bank St, Coatbridge, ML5 1ET

