



Peffermill

Flat 23, 2 Drybrough Crescent
EH16 4FB

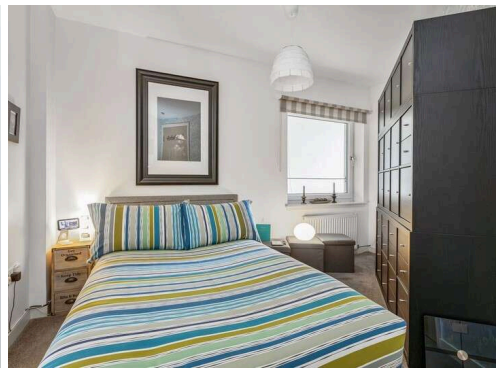


Entryphone - 23 , Top Floor Flat

FIXED PRICE £152,500

- Entrance hall
- Livingroom with open plan kitchen
- Bedroom
- Shower room
- Gas central heating
- Double glazing
- Secure entryphone system
- Landscaped communal grounds
- Views of Pentland Hills
- Ideal 1st time purchase
- In move-in condition
- Parking & lift

Viewing by appointment call Beveridge & Kellas on 0131 253 2379

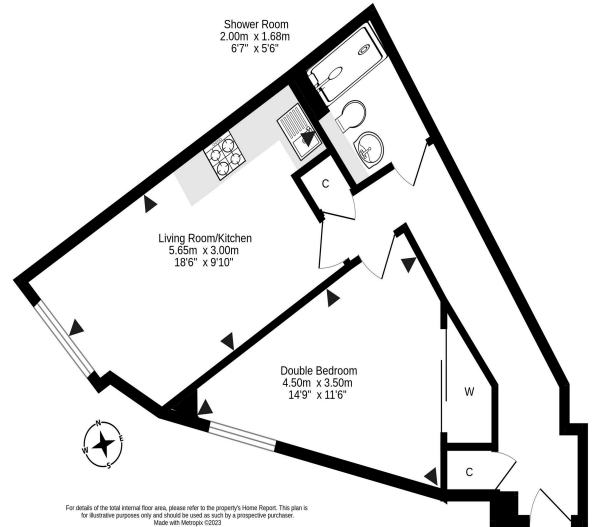




Viewing is highly recommended for this one bedroomed top (5th) floor flat situated within the popular Peffermill area to the Southeast of the City Centre. The area provides a selection of shopping facilities for everyday needs including a Lidl and Home Bargains. Further shopping facilities are available at Cameron Toll Shopping Centre and Fort Kinnaird. Local recreational facilities include a multi-screen cinema also at Fort Kinnaird, Health clubs and 24-hour gym.

The property opens to an L shaped entrance hall with 2 storage cupboards with one housing the meters and the other housing the boiler and automatic washing machine. The livingroom/kitchen is to the rear with the kitchen offering a range of wall and base units, electric oven, gas hob, stainless steel cooker hood, fridge/freezer and dishwasher. The bedroom is to the side with built in wardrobes with sliding mirrored doors and a modern partially tiled shower room with 3 piece and shower off the mains completes this property.

Factor - The property is factored by Ethical Maintenance at a cost of approx. £85 per month. This cost includes block buildings insurance, communal stair and window cleaning, lift maintenance and communal landscaping.



EXTRAS

To include the aforementioned white goods, (no warranties to be given) carpets, floor coverings, curtains, blinds and wall mounted televisions in both the livingroom and bedroom.

OFFERS

A fixed price of £152,500 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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