



Solicitors & Estate Agents



1/13 Drybrough Crescent

Peffermill | Edinburgh | EH16 4FB

Impressive two-bedroom third floor flat ideally positioned within a modern development in the popular Peffermill area. Enjoying spectacular views towards Arthur's Seat whilst being conveniently situated close to excellent local amenities and transport links, the property offers well-proportioned accommodation and makes for a perfect purchase for first-time buyers, young couples and professionals.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Communal gardens
-  Residents' parking
-  Passenger lift
-  EPC Band - B
-  Council Tax Band - D



Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful integrated storage provisions. The bright and spacious lounge/kitchen/diner is a fantastic main living space, featuring a private balcony and further double Juliet balcony, both enjoying superb views towards Arthur's Seat. The well-appointed kitchen is fitted with a range of integrated white goods and benefits from under-unit lighting. The good-sized principal double bedroom features an integrated double wardrobe with sliding mirrored doors and offers plenty of space for additional freestanding furniture. The en-suite shower room is well kept and benefits from a partially tiled surround, single shower cubicle and heated towel rail. Bedroom two is a large single room with its own private balcony and offers superb flexibility as a bedroom, home office or study. The main bathroom is fitted with a bath and benefits from a partially tiled surround and heated towel rail.

Further benefits include gas central heating, double glazing, and secure door entry system.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

There are areas of well maintained communal garden grounds scattered throughout the development, together with secure bike storage and ample residents parking.

The communal areas are maintained by Ethical Maintenance at an average of £100 per calendar month. This includes buildings insurance. A £250 initial deposit is also required.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



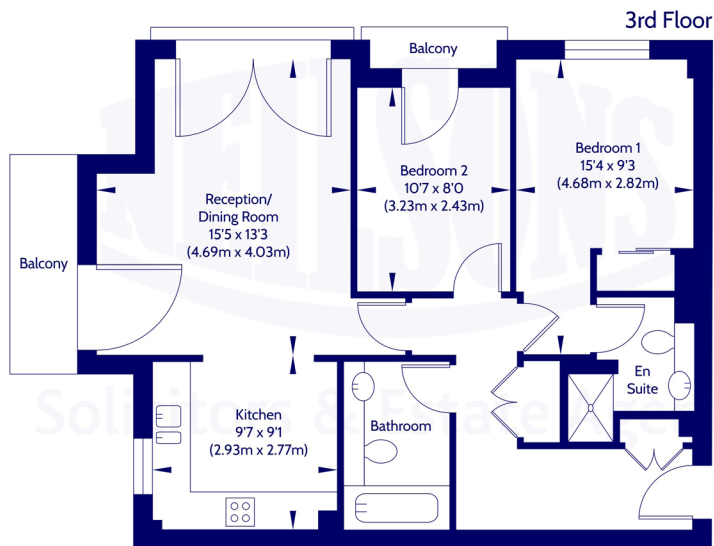


Location

Peffermill lies approximately three miles south of Edinburgh city centre. A variety of local outdoor activities are available, including Arthur's Seat, Duddingston Loch and Craigmillar Castle, as well as recreation facilities at the Royal Commonwealth Pool, through to some of the city's most popular golf courses at Duddingston, Prestonfield and Craigmillar Park. Nearby Cameron Toll Shopping Centre, conveniently open seven days a week, houses a Sainsbury's and many popular retailers. Other retail and leisure facilities are available within easy reach at Fort Kinnaird. Peffermill is well connected by an efficient and regular bus service, as well as easy access to the city bypass and the A1 motorway. The area is also convenient for the Royal Infirmary hospital and various university campuses.



Approx. Gross Internal Floor Area 65 Sq M / 704 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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