

17 Peffer Bank

PEFFERMILL | EDINBURGH | EH16 4AW

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Pleasantly situated in a cul-de-sac opposite Cairntow Park amenity ground is this light and spacious ground floor flat offering ideal accommodation for a first time buyer or anyone looking for an easy access property. Great location amenities and transport links are close at hand, and the green expanse of Holyrood Park is within walking distance.

Living space

- Sunny living room with pleasant leafy outlook
- Fitted kitchen
- Double sized bedroom with fitted mirrored wardrobe
- Boxroom/study
- Storage boxroom with window
- Shower-room with mixer shower
- Entrance halllway

Features

- Double glazing
- Good storage space
- Communal garden with lawn
- On-street parking
- Easy access to local amenities and transport links.

Council Tax A. Energy Rating F.

All fixtures, fittings, integrated kitchen appliances, curtain and blinds will be included in the sale. Some items of furniture will be available upon buyers request.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



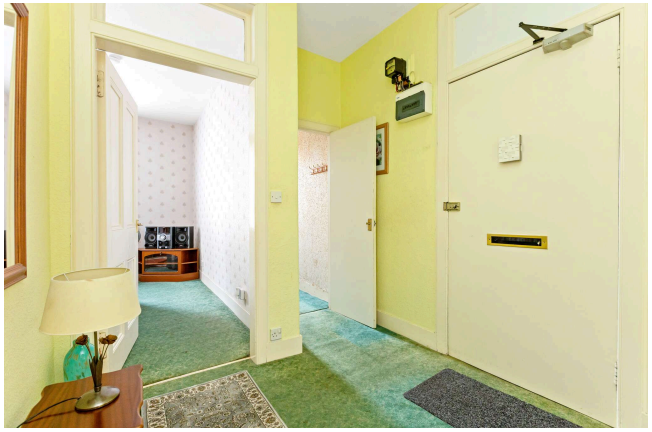




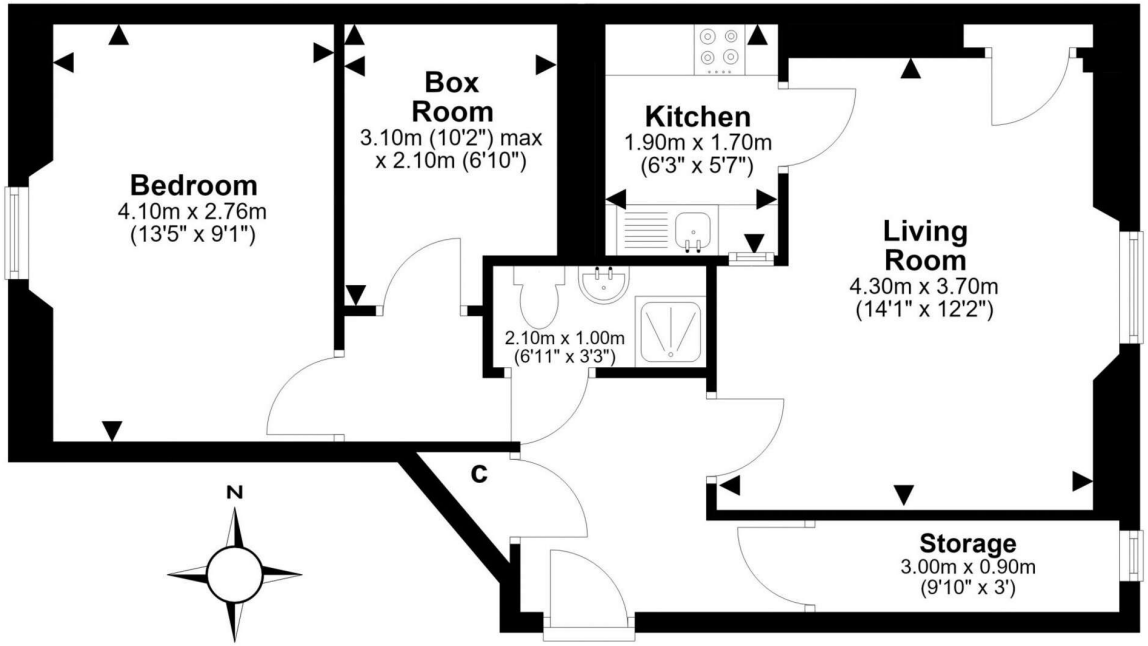
The property is located in the popular Peffermill area of Edinburgh, which lies close to the green expanse of Holyrood Park and Arthur's Seat, which is one of Edinburgh's most famous landmarks. The property is well positioned to take advantage of an excellent range of facilities in nearby areas, including Newington's busy thoroughfare, Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets, and Cameron Toll Shopping Centre. An efficient public transport network operates to other parts of the City and surrounding areas. The A1, City Bypass and main motorway networks are also within easy reach.











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.

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