



Flat 7, 4 Drybrough Crescent, Craigmillar, Edinburgh

Offers Over £180,000 Freehold

Spacious two-bedroom first-floor apartment with large balcony.

Description

Gateway Homes is delighted to present this spacious two-bedroom first-floor apartment with large balcony. Offered to the market in excellent condition with a number of upgrades from the builder's original specification, the property is located in the popular Peffermill area of Edinburgh and has excellent links into Edinburgh city centre. This would be an ideal first-time buy or sound buy-to-let investment.

The accommodation is focused on a bright and spacious kitchen and living room that is neutrally finished and enjoys ample space for a full range of furniture including a dining table. The balcony is accessed from the living room perfect for relaxing on those hotter evenings, The kitchen has a generous range of base and wall-mounted units with a range of integrated appliances. Bedroom one is particularly well-proportioned with an integrated wardrobe and an en-suite shower room. Bedroom two is a further double bedroom that could be used as a dressing room and home office. The accommodation is completed by the bathroom that has a contemporary walk in shower.

This property also benefits from a secure door entry system, gas central heating, full double glazing, and more than adequate parking to accommodate residents and visitors alike as well as communal garden grounds surrounding the property.

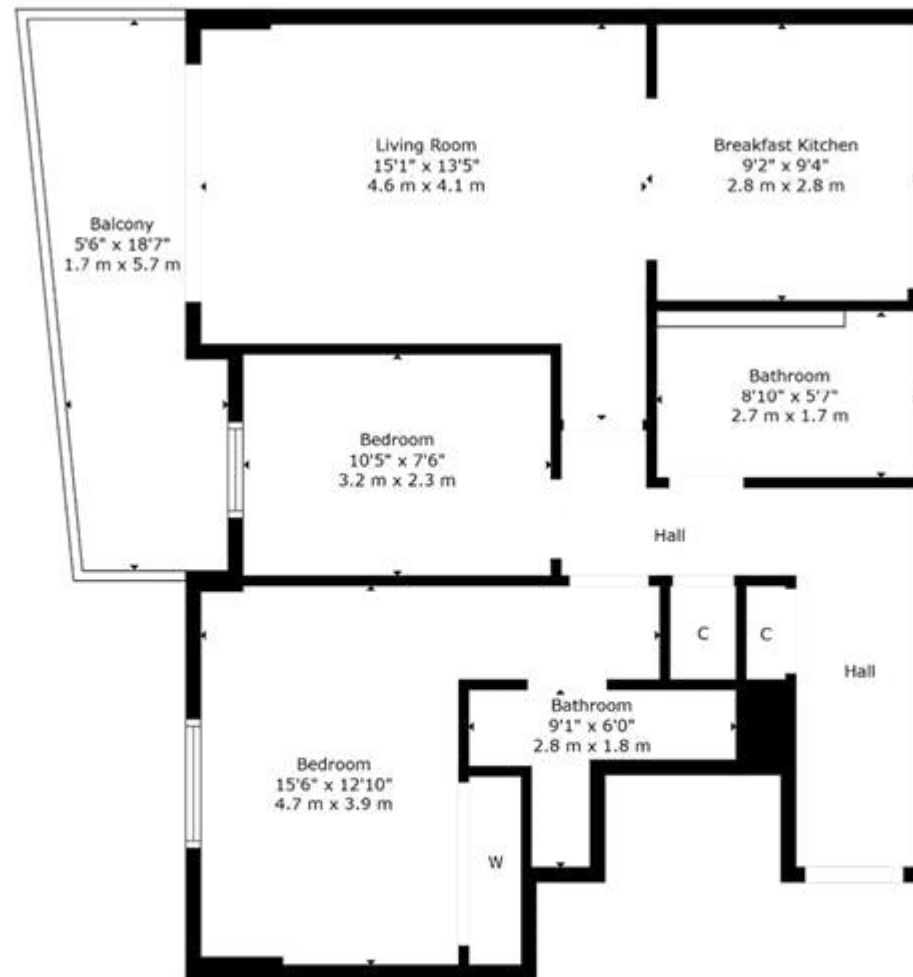
Tenure: Freehold



Parking options: Residents

Tenure

Freehold



TOTAL: 690 sq. ft, 64 m2
 FLOOR 1: 690 sq. ft, 64 m2
 EXCLUDED AREAS: BALCONY: 93 sq. ft, 9 m2
 WALLS: 63 sq. ft, 6 m2

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)			Very environmentally friendly - lower CO ₂ emissions (92-)
A			A
(81-91)			B
B			B
(69-80)			C
C			C
(55-68)			D
D			D
(39-54)			E
E			E
(21-38)			F
F			F
(1-20)			G
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland		EU Directive 2002/91/EC	Scotland
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)

Viewing by appointment only
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