



## 33/8 Peffer Bank

Peffermill, Edinburgh, EH16 4FE

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## Summary

Situated in popular Peffermill, served by excellent local amenities and convenient city bus services day and night, this appealing two-bedroom flat lies on the first floor of a contemporary development that includes on-site parking and maintained gardens for all residents to use and enjoy. The flat features neutral interiors that provide both space and practicality with an en-suite shower room, a separate bathroom, useful storage, and a stylish integrated kitchen open to a bright reception room. This leads to a suntrap seating balcony with a peaceful outlook across open greenery - a delightful spot to wind down with evening drinks after a busy day! The property further benefits from gas central heating and double glazing.

*Extras: All fitted floor and window coverings and light fittings are included.*

*Factor: The development is managed by Ethical Maintenance, 239 Castle House 1 Baker Street Stirling FK8 1AL. Approximate costs £100 PCM. This includes communal electricity, communal cleaning, and maintenance of communal garden grounds. Water tank safety checks. External bin cleaning. Lift maintenance. Lift telephone line*

## Features

- City location with good local amenities and bus links
- Maintained contemporary development
- Spacious first-floor flat with neutral décor
- Communal stairwell
- Entrance hall with storage and entry system
- Sunny living/dining room open to an integrated kitchen
- Principal suite with storage and shower room
- Second double bedroom
- Bathroom with shower-over-bath
- Suntrap seating balcony with pleasant views
- Communal gardens and on-site parking
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - B
- Council Tax Band - D





A sunny living/dining room  
open to an integrated kitchen





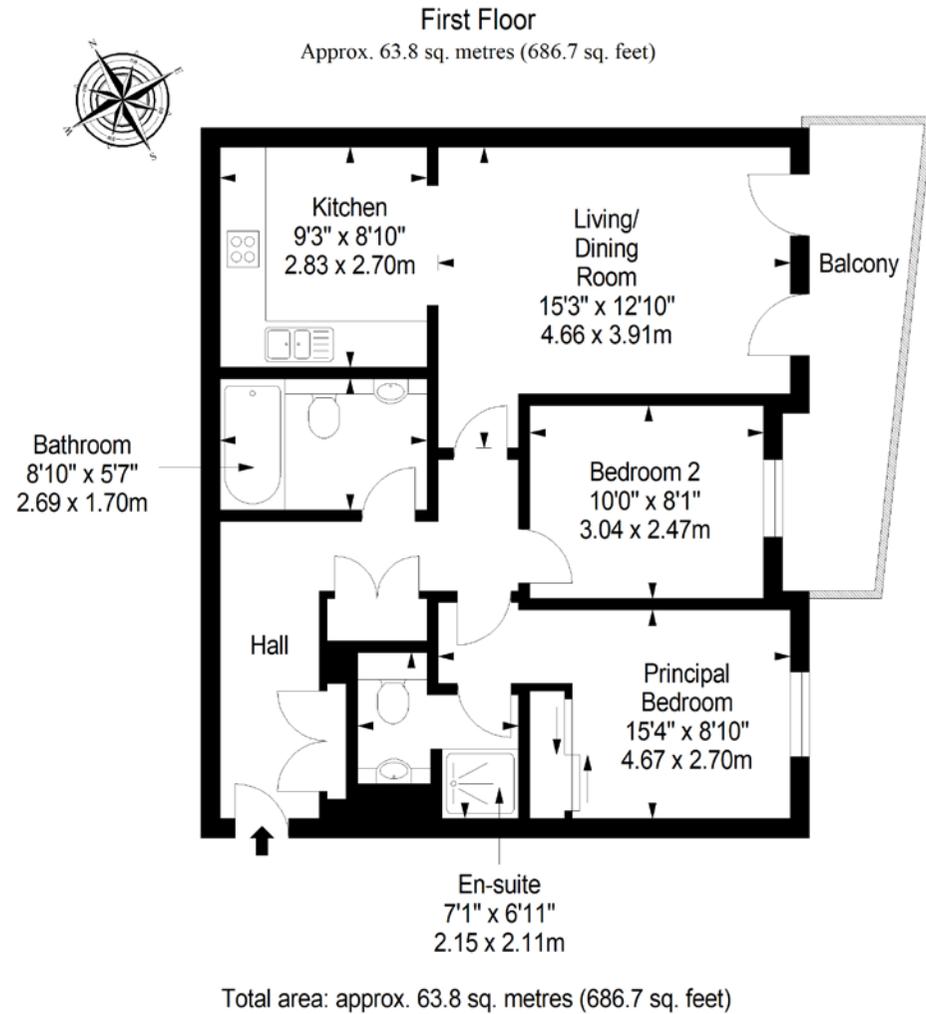


A Principal suite with storage  
and shower room and a second  
double bedroom





# Floorplan



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