



CLANCYS

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1/6 Drybrough Crescent,

Edinburgh, EH16 4FB



1



2



2



EPC

C



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to present this immaculate first floor 2-bedroom apartment to the market. Set within a modern development just a short stroll from quick transport links, excellent local amenities and the vast open green spaces of Arthur's Seat & Craigmillar Castle. The property boasts lift access, resident's parking, double glazing, gas central heating, manicured communal grounds and a bike store, and would make an ideal first time, investment buy or perhaps appeal to someone who is looking to downsize from a larger family home. The accommodation briefly comprises a welcoming entrance hallway, open plan living/dining/kitchen with private balcony off, a light and airy master bedroom that comes complete with fitted wardrobes and stylish en-suite, a further double bedroom and a family sized bathroom. Viewing is highly recommended to fully appreciate the size, standard and quality of the property on offer.

Location

The subjects are located in the popular Peffermill area of Edinburgh, which lies close to the green expanse of Holyrood Park, Arthur's Seat, which is one of Edinburgh's most famous landmarks and Craigmillar Castle Park and well placed for The University of Edinburgh. 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, Craigmillar Shopping Centre 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.

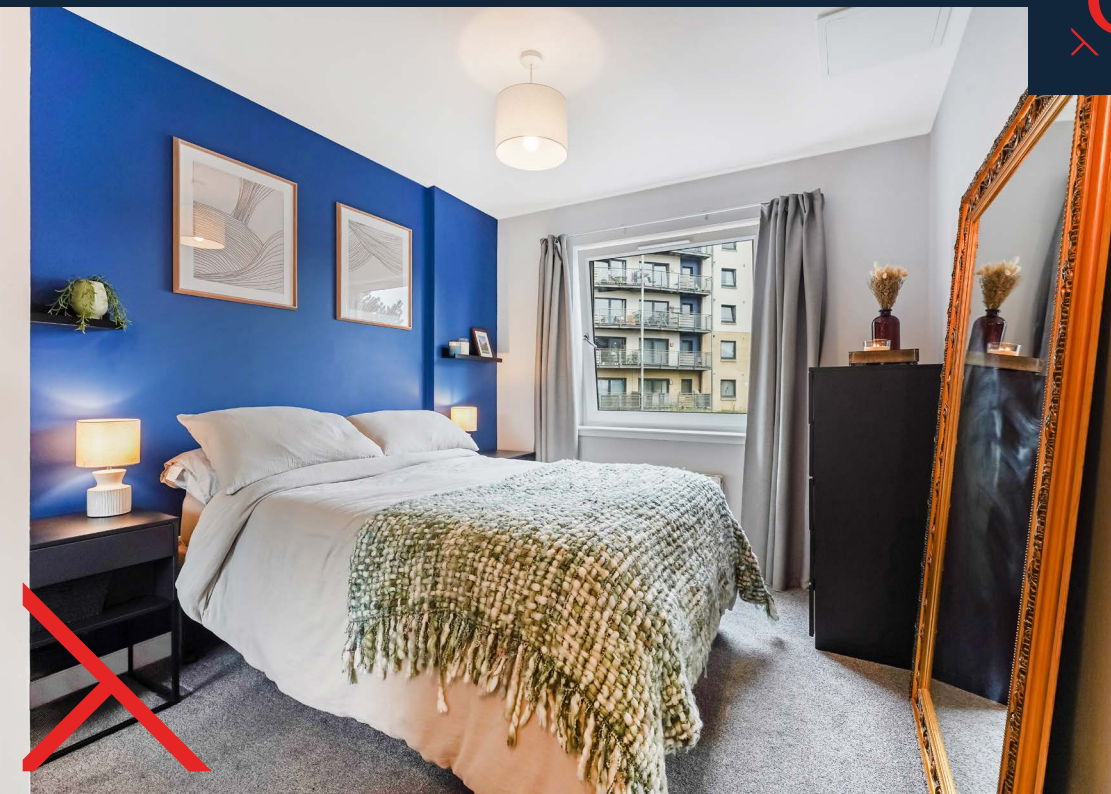
Extras

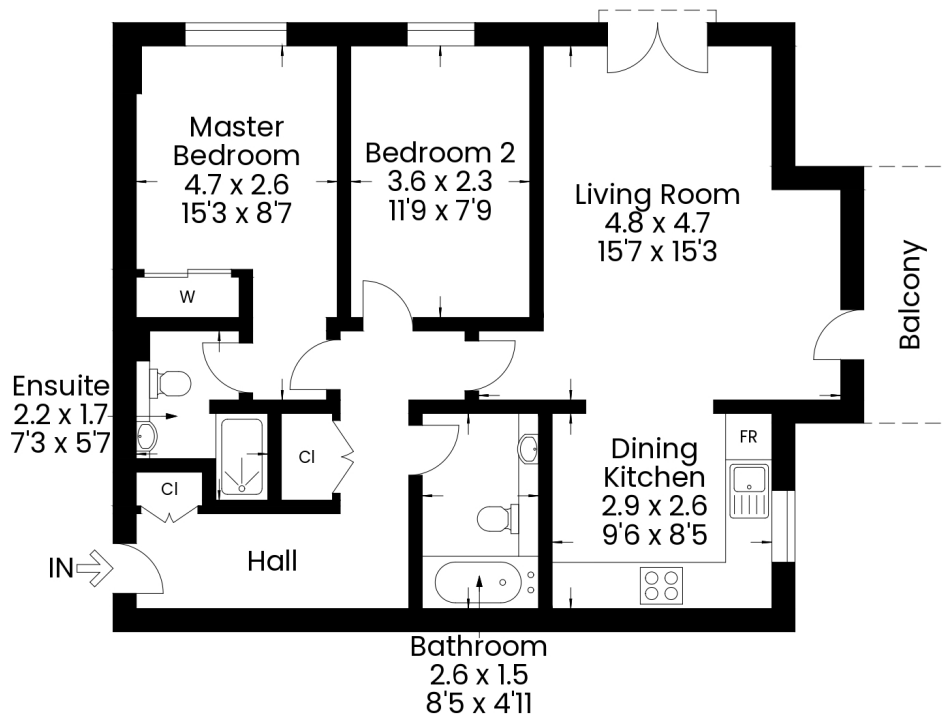
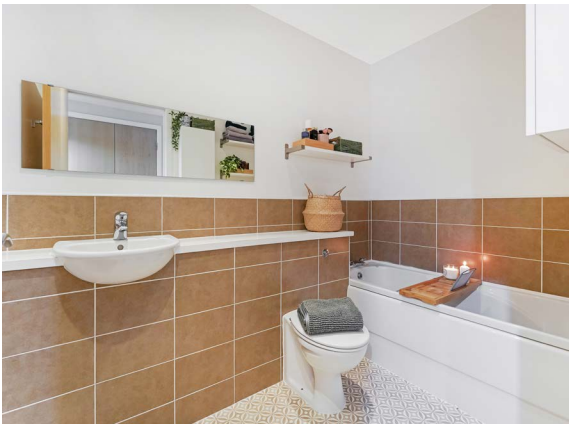
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Open plan living/dining/kitchen
- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Good storage facilities
- Private balcony
- Communal garden grounds
- On-street parking
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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