



2 Peffer Bank

Craigmillar, Edinburgh, EH16 4AW

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Presented in true walk-in condition, this two-bedroom ground-floor flat has been completely refurbished to provide attractive modern interiors, which are neutrally decorated throughout and finished with quality fixtures and fittings. The home further boasts a brand-new kitchen and bathroom, and new flooring, as well as a good degree of versatility. It forms part of a traditional tenement building in sought-after Craigmillar, and is set beside Cairntows Park, close to bus links, amenities, and schools. It will certainly prove highly popular with a wide demographic of buyers.

Accessed via a secure shared entrance, the home's front door opens into an immaculate hall, defined by neutral décor and an engineered oak wood floor. This attractive combination continues into the living room, heightening an airy ambience and creating a blank canvas for buyers. The reception area is a good size, accommodating comfortable furnishings; plus, it is brightly illuminated by a southeast-facing window. A shelved recess and a charming window seat complete the space. Openly accessed from the hall, the brand-new kitchen has an ultra-modern aesthetic with handle-less cabinets in mix-and-match tones, alongside solid Quartz worktops and easy-to-clean splashbacks. A ceramic hob and oven come integrated, with a fitted washing machine also included and space for a fitted fridge/freezer.

Features

- Completely refurbished ground-floor flat
- Part of a traditional tenement building
- Situated in sought-after Craigmillar
- Quality neutral interiors throughout
- Central hall leading to all accommodation
- Good-size, southeast-facing living room
- Brand-new ultra-modern kitchen
- Spacious double bedroom
- Versatile single bedroom/office
- New stylish bathroom with overhead shower
- Well-kept communal garden
- Unrestricted on-street parking
- Gas central heating with new boiler
- Double-glazed windows throughout
- EPC Rating - C





“Good-size, southeast-facing living room,
a brand-new ultra-modern kitchen,
a spacious double bedroom and
a versatile single bedroom/office”







Meanwhile, the two bedrooms are comprised of a large double and a versatile single, which could work equally well as a dressing room, office, or even a store room – providing flexibility to suit the buyer's needs. The principal bedroom also has a built-in cupboard and plush carpeting for maximum comfort, whilst both rooms benefit from vertical radiators. Completing the home is a recently fitted bathroom with stylish tile work. It is fitted with a hidden-cistern toilet, a storage-set washbasin, an illuminated mirror, a towel radiator, and a bath with an overhead shower. The property has double glazing throughout and gas central heating, with a brand-new Glow-Worm boiler still under warranty.

Outside, homeowners have access to a well-kept communal garden that is mostly laid to lawn. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and washing machine to be included in the sale. A fridge/freezer is available via negotiation.

Craigmillar, Edinburgh

Home to the historic medieval Craigmillar Castle, set within idyllic parkland, the popular suburb of Craigmillar lies approximately three miles from the centre of Edinburgh. Superbly well-served by everyday amenities, the area enjoys a selection of independent retailers, a Tesco and Lidl supermarket, a bank, a post office and two pharmacies, as well as a range of cafes and takeaways. Further shopping and entertainment facilities can be found at the nearby Fort Kinnaird Retail Park housing a wealth of high-street retail outlets, family restaurants and a multiplex cinema. Lying close to the renowned Commonwealth Pool and its excellent indoor leisure facilities, the area is also situated within easy reach of the picturesque Duddingston Loch – ideal for relaxed strolls, jogging and cycle rides. Craigmillar enjoys good catchment schools in the state sector, whilst many of the capital's prestigious independent schools are easily accessible, due to fantastic transport links across the city. Thanks to its southerly location, the area is also conveniently-placed for access to the Edinburgh City Bypass, the A1 and the M8/M9 motorway network.

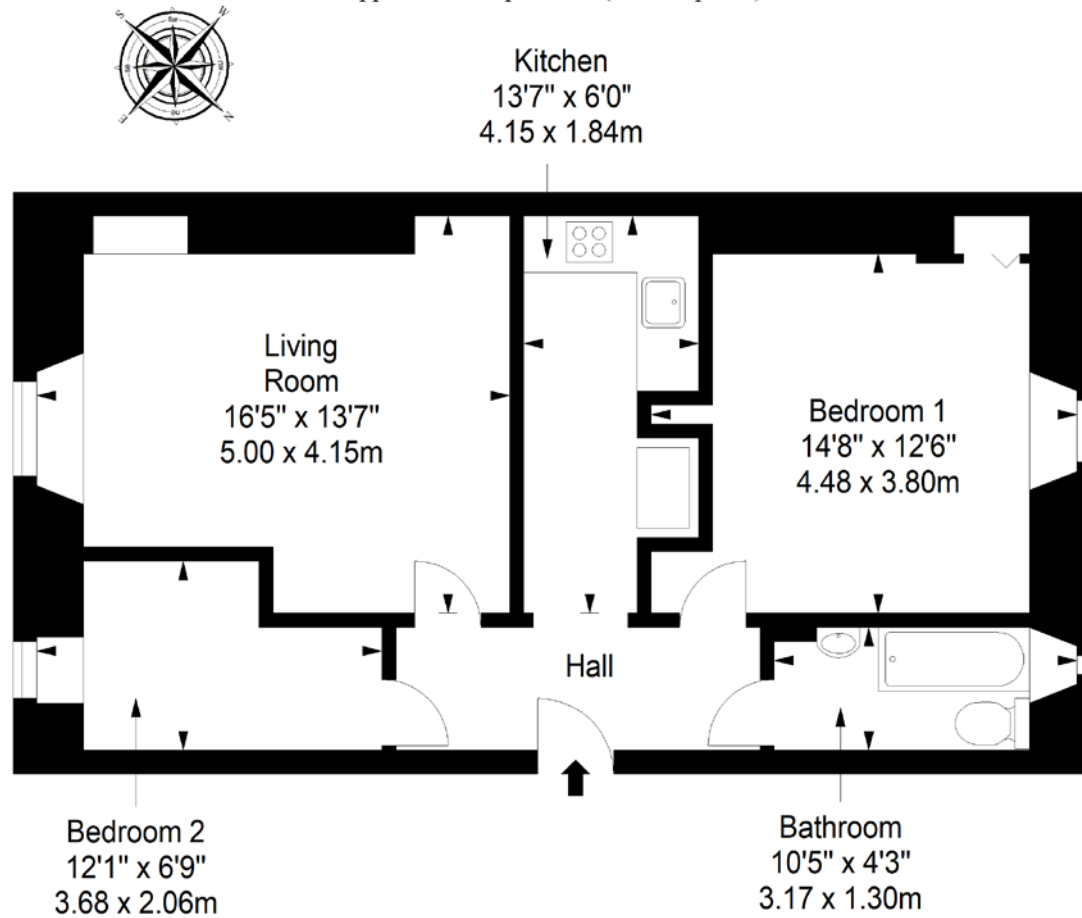




Floorplan

Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk



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