



 **O'MALLEY**

**11 Cellar Bank Peffermill Road**  
Edinburgh, EH16 5LL

**[omalleyproperty.com](https://omalleyproperty.com)**  
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## Description

O'Malley Property are delighted to present to the market this one bedroom 1st floor flat with main door entrance situated in a modern gated development.

The beautifully bright property comprises of a spacious open plan living room/kitchen with ample space for a dining area; kitchen with fitted wall and base units and fitted integrated appliances; A well proportioned bedroom with en-suite shower room.

The property also benefits from gas central heating and double glazing, allocated parking space and bike store which add to the appeal of the property.

The property is set within a popular residential area and is convenient for local amenities and ideally placed for Edinburgh Royal Infirmary at Little France and for Edinburgh University. To the east lies Fort Kinnaird which provides an impressive choice of high street outlets. The lively district of Newington is close by and has many restaurants, cafes and bars, as well as the Festival Theatre and Queen's Hall. Well placed for those accessing Edinburgh's Royal Infirmary, University of Edinburgh Medical School & research centres, Kings Buildings and Queen Margaret University



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**“Spacious Property”**

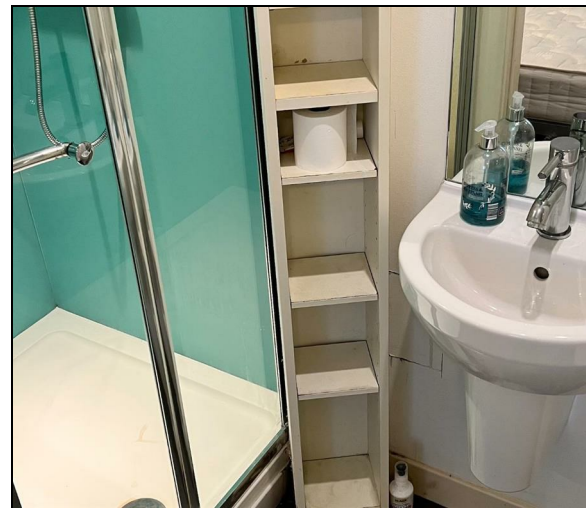


## Location

Cellar Bank lies less than approximately four miles south east of the city centre within a popular residential area conveniently located for local amenities and ideally place for Edinburgh Royal Infirmary and Edinburgh University.

There are several schools in the area and local shops, whilst Sainsburys at Cameron Toll and Asda at the Jewel provides for undercover food shopping. Cameron Toll and Fort Kinnaird offers a great range of shops, including a Marks and Spencer's food store. Recreational facilities in area include a number of golf courses, Duddingston Golf Course and Holyrood Park for those who enjoy the outdoors.

A number of local buses services provide links to the city centre and other areas of Edinburgh. The Edinburgh city by-pass is within comfortable driving distance of the property, which in turn provides links to major motorway networks.



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**Offers Over £120,000**

**Viewing 9am - 9pm 7 days a week**



 O'MALLEY

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