



Approximate total area⁽¹⁾
654 ft²



Flat 4 35 Pennywell Gardens
Edinburgh, EH4 4WJ

DESCRIPTION

Beautifully presented and thoughtfully designed for modern living, this stylish two-bedroom apartment offers bright, contemporary interiors and an effortless sense of space throughout. Perfectly suited to first-time buyers, young professionals or those looking to enjoy low-maintenance city living, this is a home that is ready to move into and make your own.

At the heart of the property is the impressive open-plan living, dining and kitchen area. Designed with both everyday living and entertaining in mind, this beautifully connected space enjoys an abundance of natural light thanks to expansive floor-to-ceiling glazed doors and a further large window that floods the kitchen with sunshine. Despite serving multiple purposes, the room feels wonderfully open and airy, creating a welcoming atmosphere that is perfect for everything from cosy evenings in to hosting family and friends.

The contemporary kitchen blends seamlessly into the living space, offering sleek finishes, excellent storage and ample workspace while maintaining the bright, modern feel that flows throughout the home.

Both bedrooms are generously proportioned and continue the bright, fresh aesthetic. The principal bedroom benefits from built-in wardrobes, large windows and a stylish en-suite shower room, creating a peaceful retreat at the end of the day. The second bedroom is equally versatile, providing the ideal space for guests, a home office, dressing room or hobby space, while also featuring built-in storage and excellent natural light. A modern family bathroom, complete with a shower over bath, adds further convenience and completes the accommodation.

Bright, spacious and beautifully finished throughout, this exceptional apartment offers the perfect blend of style, comfort and practicality. Whether you're taking your first step onto the property ladder or searching for a contemporary home in a fantastic Edinburgh location, this is a property you'll be proud to call home.

Key Features

- Beautifully presented two-bedroom apartment
- Bright open-plan living, dining and kitchen area
- Floor-to-ceiling glazed doors and excellent natural light
- Spacious contemporary kitchen
- Principal bedroom with en-suite shower room
- Built-in storage in both bedrooms
- Versatile second bedroom for guests or home working
- Modern family bathroom with shower over bath
- Bright, move-in-ready interiors
- Ideal for first-time buyers and professionals



LOCATION

Pennywell Gardens enjoys a fantastic location in the ever-popular north of Edinburgh, offering an excellent balance of city convenience and a welcoming neighbourhood feel. Particularly appealing to first-time buyers, young professionals and couples, the area provides everything needed for modern living right on your doorstep.

A fantastic selection of supermarkets, cafés, gyms and everyday amenities are all within easy reach, while nearby Ocean Terminal, The Shore and Edinburgh's vibrant city centre offer an abundance of restaurants, bars, independent shops and leisure attractions. Green spaces including Inverleith Park and the picturesque waterfront are also close by, providing the perfect setting for weekend walks or outdoor relaxation.

Excellent public transport links make commuting into the city centre quick and convenient, with easy access to the City Bypass and motorway network for those travelling further afield. Combining superb connectivity with a growing sense of community, Pennywell Gardens is an increasingly sought-after location for those looking to enjoy the very best of Edinburgh living.

