NEILSONS

Solicitors & Estate Agents

Fixed Price

£235,000

3 Drum Brae Drive

Clermiston | Edinburgh | EH4 7BY

A bright 2-bedroom terraced villa ideally positioned within the popular Clermiston area, close to excellent amenities, reputable schooling, and convenient transport links. The property is offered to the market chain-free and will undoubtedly appeal to young couples, professionals, and growing families.

- 2 Bedrooms
- 1 Reception room
- 1 Bathroom
- Private gardens
- Free on street parking
- EPC Band - C
- Council Tax Band - D

Description

The front door opens to a welcoming hallway leading to the reception/dining room which has a large picture window overlooking the front garden. There is a fireplace and a large under stair storage cupboard. The kitchen is to the rear, overlooking the back garden and is fitted with wall and base units with integrated oven, hob and cooker hood with the washing machine also included in the sale. A rear hallway has a door leading to the garden and a walk-in storage cupboard. Upstairs, there are two large double bedrooms, both enjoying far reaching views, and an attractively modernised bathroom with white suite, over-bath shower, full splashback panelling and heated towel rail. Attic space is accessible from the upper landing and may be suitable for conversion to further living accommodation subject to the usual planning and consents. Benefits include modern upvc double glazing and gas central heating.

Gardens & Parking

To the rear is a good sized west-facing garden predominantly laid to lawn with garden shed included in the sale. The front garden has been attractively landscaped with artificial grass and paving, mature hedge and planting. An enclosed vennel connects the front and rear gardens allowing convenient external access for bikes, bins or garden equipment. Unrestricted on street parking is available close by.

Extras

The kitchen appliances are to be included in the sale.

Note

Please note that some of the photographs have been virtually staged to illustrate how the property may look when furnished, helping to demonstrate the potential use, scale and layout of each room. The property is currently vacant, and we have also included the original, unstaged photographs for your reference.

Viewing

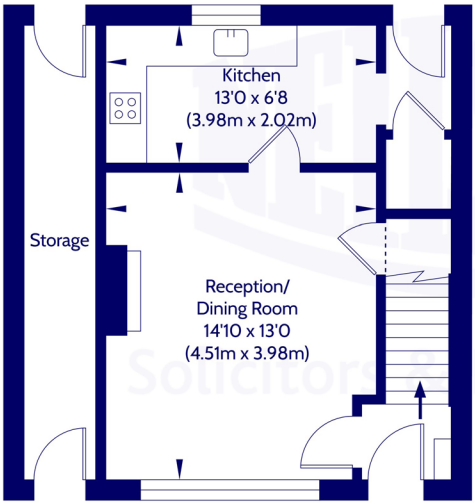
By appointment through Neilsons 0131 625 2222.

Location

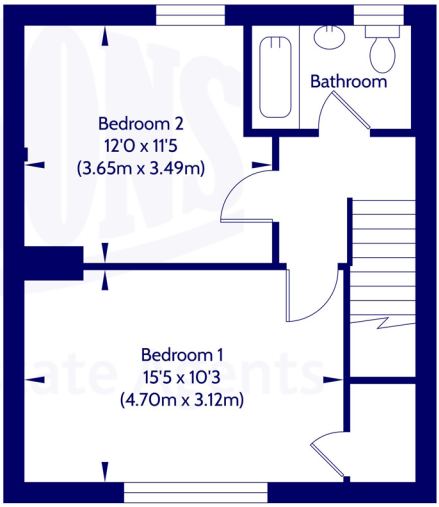
Drum Brae Drive borders the much sought after areas of Clermiston and Corstorphine, to the northwest of the City of Edinburgh, which both provide excellent amenities within easy reach of the property. Local shops and services are on hand to provide for day-to-day needs with Tesco and Lidl supermarkets in Corstorphine and both the Gyle Centre and Craigleith Retail Park within a short drive. The property falls within the catchment area of the highly regarded Royal High School and excellent nursery and primary education is also available within easy walking distance. Recreational facilities in the area abound, with the house being a short stroll from the beautiful Corstorphine Hill Local Nature Reserve, with woodland trails and sweeping views of the city, ideal for hikes, dog walks or bike trails. Drum Brae and David Lloyd Leisure Centres are close at hand, with the Leonardo Hotel over the road also offering gym memberships and a swimming pool. Ideally placed for the commuter, the house is within easy reach of the bypass, bridges, central motorway network and Edinburgh International Airport and regular local bus services provide 24hr access in and around the city.

Approx. Gross Internal Floor Area 74 Sq M / 790 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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Bonnyrigg
EH19 2AE

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