



Deans Properties

Deans Solicitors and Estate Agents LLP



**34 Drum Crescent
Gilmerton, EH17 7DT**



END-TERRACED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



This spacious end-terraced house is located in the popular residential area of Gilmerton, close to convenient local amenities, Edinburgh Royal Infirmary and regular public transport links to the city centre. The accommodation comprises; generous living room with feature fireplace, separate kitchen, two good-sized double bedrooms and shower room. There are private gardens to the front and rear and free on-street parking in the area. The property is fully glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker and hood. The appliances included are sold as seen with no warranty provided.



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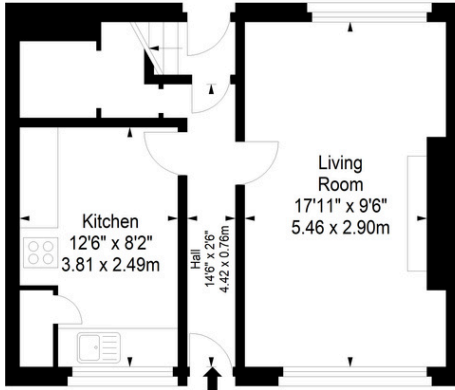


Approx. Gross Internal Area

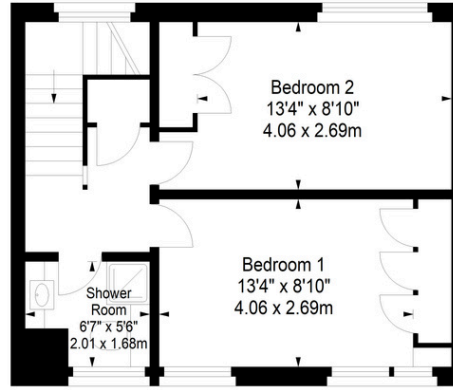
801 Sq Ft - 74.41 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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