



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

19D DRUM BRAE WALK

CORSTORPHINE, EDINBURGH
EH4 8DQ



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EPC

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VIEWINGS: BY APPOINTMENT
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Property Summary

Introducing a spacious two-bedroom first-floor flat, which has a highly sought-after location in popular Corstorphine. Positioned beside Drumbrae Park, it is within easy reach of amenities, schools, and transport links, and is within easy commuting distance of the city centre. The property offers large, light-filled rooms, with excellent storage to maintain a tidy home. It also comes with garage parking and a communal garden. Whilst aspects of the interiors would benefit from cosmetic upgrades, this flat remains a fantastic opportunity for buyers - one that will certainly be in popular demand.

Extras: all fitted floor and window coverings, light fittings, a freestanding electric cooker, an undercounter fridge, and a washing machine to be included in the sale.

Features

- First-floor flat with bright and spacious interiors
- Part of an established residential development
- Desirable location in sought-after Corstorphine
- Lovely green views over Drumbrae Park
- Well-kept communal entrance and stairwell
- Welcoming entrance hall with built-in storage
- Large living/dining room with a box bay window
- Well-appointed kitchen with additional storage
- Two double bedrooms with built-in wardrobes
- Four-piece bathroom with a shower cubicle
- Well-maintained communal front garden
- Private garage for secure off-street parking
- Gas central heating and double-glazed windows





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Large living / dining room with a box bay window and a well-appointed kitchen with additional storage





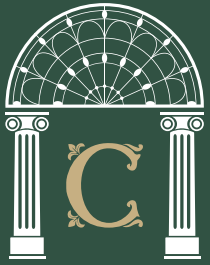


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Two double bedrooms with built-in wardrobes and a four-piece bathroom with a shower cubicle







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2020-2021



CorporateLiveWire
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ESTATE AGENCY
OF THE YEAR

2021-2022



WINNER

ESTATE AGENCY
OF THE YEAR

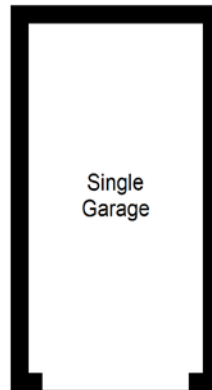
2021-2022

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

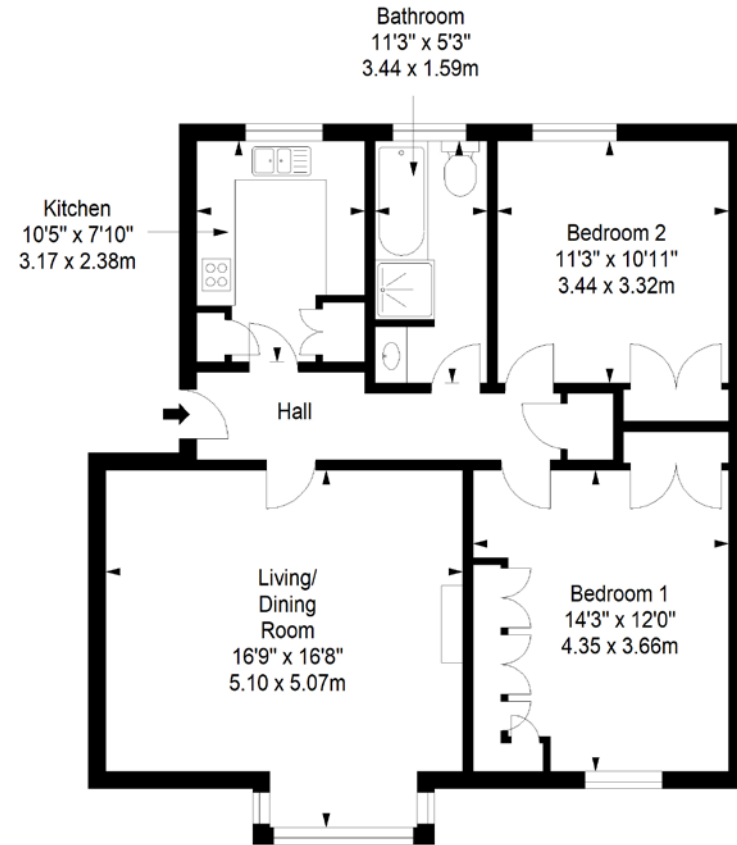


Lower Ground Floor



First Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)