

**66 Drum Brae North  
Edinburgh EH4 8AZ**

**Fixed Price £475,000**

- Bay window lounge with gas fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms with master featuring fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Hallway with large storage cupboard and access to attic
- Large gardens to front and rear with decked area
- Single Garage



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EPC C





## Detached

Blair Cadell are delighted to bring to market this immaculately presented detached, corner plot home in the heart of Corstorphine. In turn key condition with three double bedrooms, private gardens to front and rear plus room to extend, the property will appeal to many and must be viewed.

The accommodation comprises of a large bay window lounge featuring a gas fireplace making it the perfect place to relax with friends and family. A stylish kitchen/diner featuring herringbone flooring and large windows bathing the room in natural light, perfect for hosting. The kitchen is fitted with a range of floor and wall mounted units, five ring gas hob, an electric oven and integrated appliances that are included in the sale. There are three double bedrooms with the master featuring fitted wardrobes and bespoke drawers in the bay window offering plenty of useful storage space and the other two bedrooms also including wardrobes. A modern fully tiled bathroom fitted with a three-piece suite and mains shower over the bath. In the hallway there is a large storage cupboard and access to the loft via a ramsay ladder offering plenty of additional storage space and opportunity to extend upwards. The property benefits from gas central heating and double glazing throughout for maximum efficiency. Outdoors it is surrounded by gardens laid to lawn, mature trees for privacy and a large decked area which is South-West facing making it ideal for summer barbeques and also further room to extend the property subject to planning. There is also a single garage and off-street parking available.

The property is located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex. Leisure wise the choice is excellent and includes a range of bars and restaurants, health and sports club such as David Lloyd and Drum Brae Leisure centre which is a short walk from the property. Schooling is well represented from nursery to senior level including the well regarded Royal High School. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away  
\*No warranties given for appliances including gas fire, light fittings are not included in the sale\*

**Viewing by appointment on 0131 337 1800**









**Drum Brae North,  
Edinburgh,  
Midlothian, EH4 8AZ**



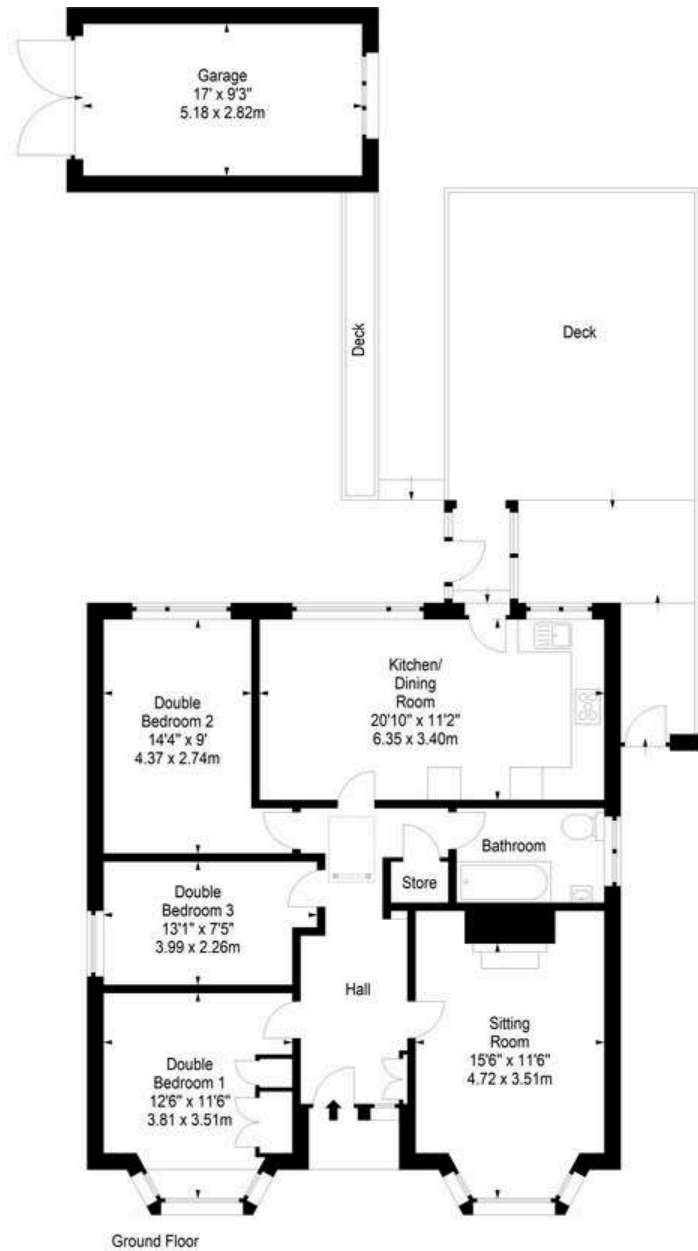
**SquareFoot**

Approx. Gross Internal Area  
1028 Sq Ft - 95.50 Sq M  
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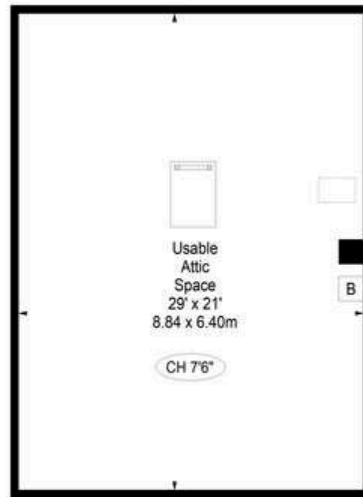
Approx. Gross Internal Area  
609 Sq Ft - 56.58 Sq M  
Garage

Approx. Gross Internal Area  
161 Sq Ft - 14.96 Sq M

For identification only. Not to scale.  
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Ground Floor



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CH - Ceiling Height



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