



29 Drum Brae South
Edinburgh, EH12 8DT

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"29 Drum Brae South is a rarely available and beautifully presented four bedroom detached family with detached Annex"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN / DINING ROOM
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- TWO ENSUITE SHOWER ROOMS
- BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DRIVE-WAY
- DETACHED ANNEX
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS









LOCATION

The property is located in the popular area of Corstorphine, which lies to the west of Edinburgh City Centre. There are many local shops and services nearby, with a 24hr Tesco supermarket within easy reach. The Gyle Shopping centre and Hermiston Gait are a short drive away and offer a wide selection of shopping. The area enjoys excellent leisure and recreational facilities which include Corstorphine Hill, Edinburgh Zoo, local parks and David Lloyds. Murrayfield and Ravelston golf courses are also nearby. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are close by. The area is well served by regular bus routes into the city 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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

EPC RATING

The energy efficiency rating for this property is band D



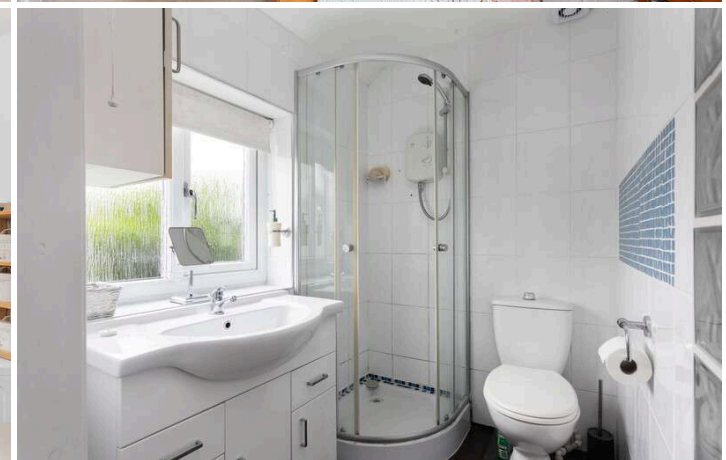
DESCRIPTION

29 Drum Brae South is a rarely available and beautifully presented four bedroom detached family home with private front and rear gardens and a detached Annex studio with shower room.

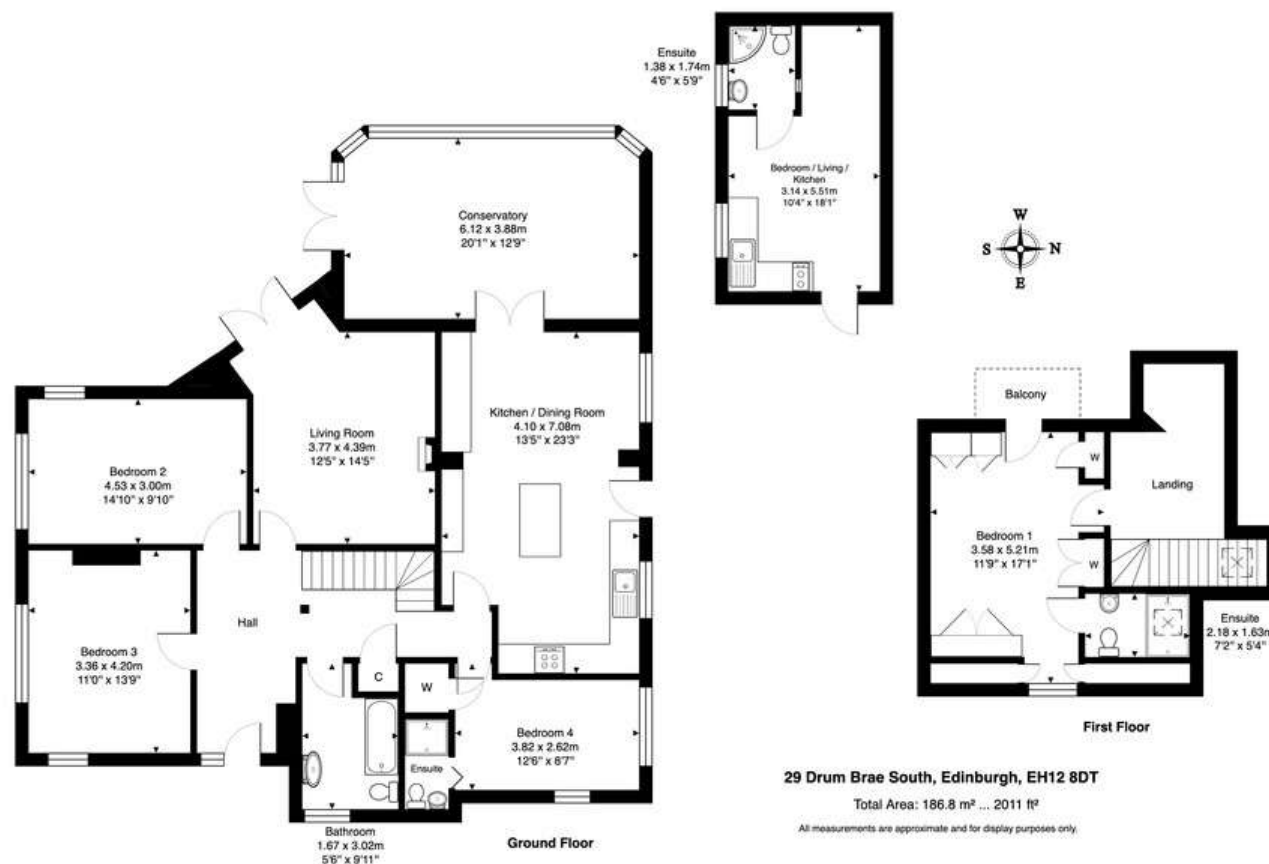
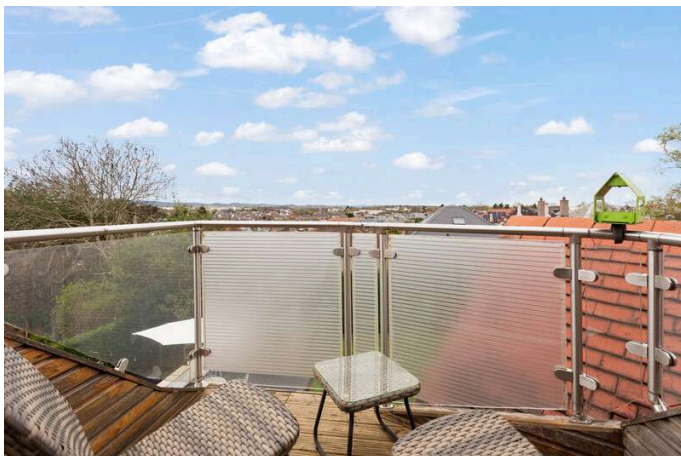
The property offers a flexible layout and comprises: welcoming entrance hall with cupboard off; living room with feature wall mounted living flame fireplace and patio doors leading to rear garden; bright and spacious fitted kitchen / dining room with skylight allowing natural daylight to flood in, integrated appliances, breakfast bar and side access to front garden/drive-way; generously sized conservatory with access to rear garden; double bedrooms 1 & 2 with dual aspect windows; double bedroom 3 with dual aspect windows, ensuite shower room and cupboard off; contemporary bathroom with mains operated shower over bath; stair to upper landing with Velux window and double bedroom 4 with dual aspect, ensuite shower room with Velux window, built-in wardrobes, under eaves storage and balcony offering beautiful open views,.

The property benefits further from: expansive front garden / driveway with space for multiple vehicles; enclosed rear garden with patio, decking area and lawn leading to detached Annex with kitchen / dining area, space for double bed and ensuite shower room off; excellent local amenities and good transport links.





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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