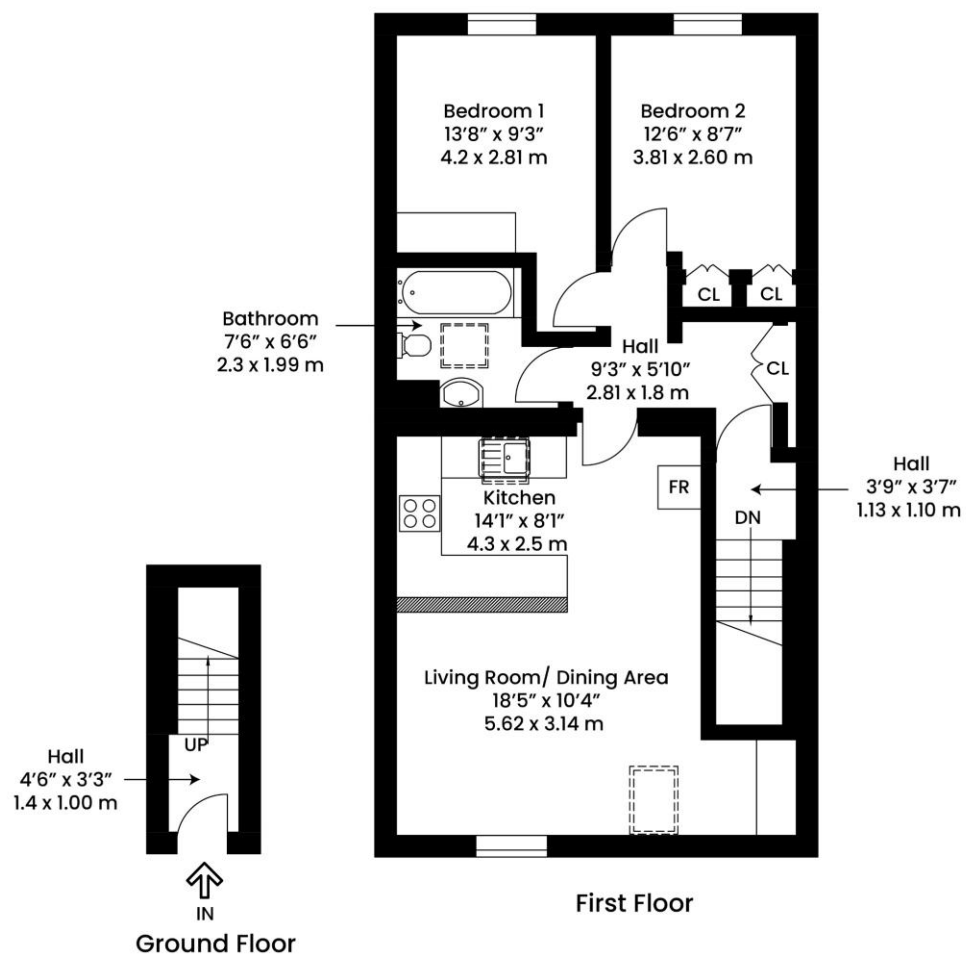


A photograph of a two-story stone house with a grey roof and a semi-transparent text overlay. The house has a rough-hewn stone facade and a central white door. To the left, there is a purple wooden bench and several potted plants. To the right, there is a white door and some more potted plants. The text overlay is centered and reads: 32d
Drum Brae South
Corstorphine
Edinburgh
EH12 8SU

32d
Drum Brae South
Corstorphine
Edinburgh
EH12 8SU



32D
LEAM BRIDGE SOUTH



The property is offered for sale in true move-in condition, having been fully freshly decorated. The front door opens to an entrance vestibule with private stairs to the first floor, where there is a hatch and Ramsay ladder to loft storage space. The welcoming hallway, which has useful built-in storage, leads to the delightful open plan reception/dining room and kitchen. This stylish space offers the perfect setting for both relaxing and entertaining. It has a window and Velux to the front of the property and skylight to the rear, bathing the room in natural light for much of the day. The kitchen area is fitted with a range of shaker-style units and features integrated oven, hob, cooker hood. This open plan reception area offers a generous space for both living and dining. It has further built-in storage, which houses the combi boiler.

The two double bedrooms are both located to the rear of the property, which overlooks the garden. Both bedrooms are ample size double rooms, and Bedroom 1 features large built-in wardrobes. A stylish modern bathroom with white suite, dual head shower, vanity unit, power socket, lit-up heated demister mirror and attractive ceramic tiling completes the internal accommodation. Benefits on offer include gas central heating and full double glazing.















The property is located in the popular suburb of Corstorphine within easy walking distance of an array of local shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. David Lloyd and Drum Brae Leisure Centre are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city, and, by car, the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.

Extras: All fitted floor coverings, window coverings, integrated appliances and light fittings will be included in the sale.

EPC Band- C

Council Tax Band- D

Parking- Allocated parking space to rear





Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

