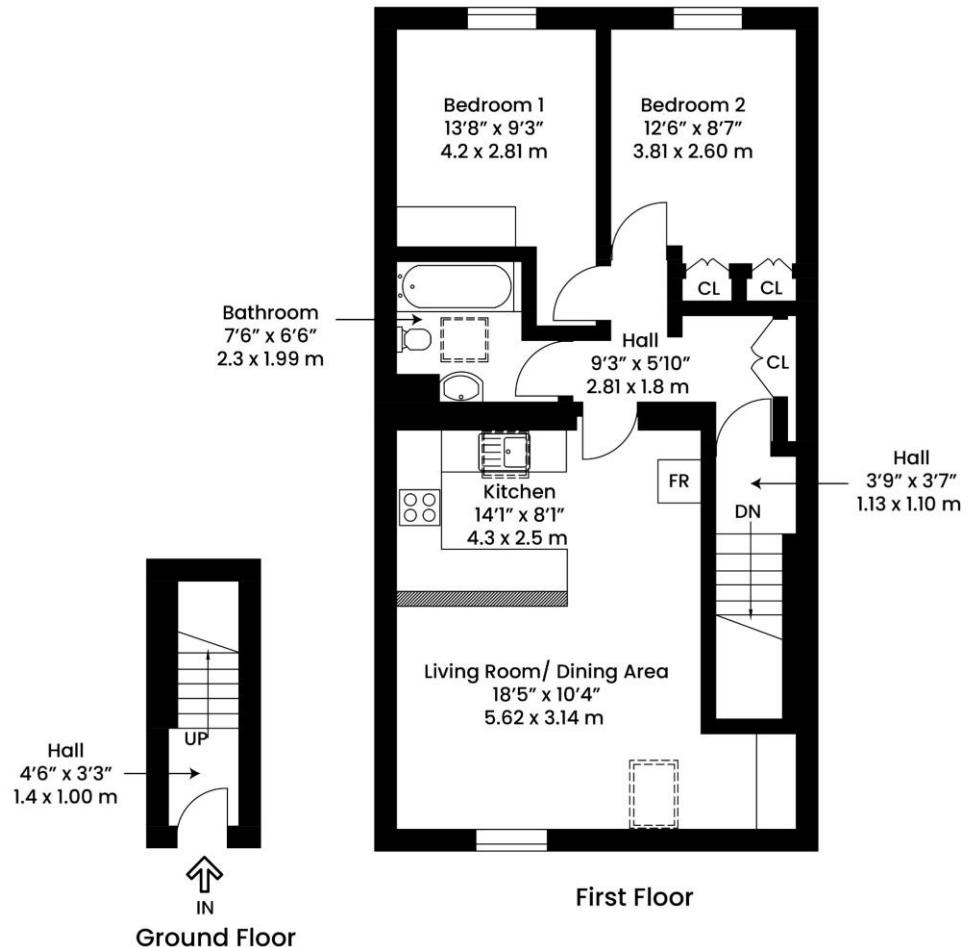




32d  
Drum Brae South  
Corstorphine  
Edinburgh  
EH12 8SU





**vistaBee**  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
 vistaBee 2025

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](mailto: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.

