








Fixed Price

£350,000

12 Drum Brae Place

Corstorphine | Edinburgh | EH12 8TQ

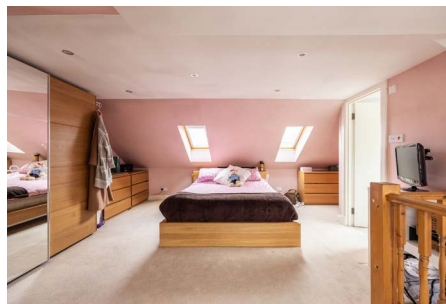
Neilsons are delighted to offer on to the market this extended semi detached villa, which occupies a peaceful and established residential development, located in the popular Corstorphine area of Edinburgh. The property offers a highly flexible space with excellent potential to upgrade/reconfigure and would be well suited to the growing family.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band- F



Description

The internal accommodation briefly comprises: entrance vestibule, hallway with built-in storage cupboard and stair to the upper level, comfortable sitting room with focal fireplace and coving to ceiling, open to a generously proportioned dining/family space which enjoys a pleasant outlook over the rear garden, kitchen with exterior access which has been fitted with a variety of wood units/contrasting wipe-clean worktops and tiling to splash areas, spacious dual facing principal bedroom located on the first floor with en-suite shower room off, two further bedrooms located on the ground floor, and family bathroom with tiling to splash areas, three piece white suite and over-bath electric shower/splash screen.



Extras

All fitted carpets, light fittings, the unit in the living room, blinds, wardrobe in the upstairs bedroom and built-in appliances will be included. Other appliances may be available through separate negotiation.

Gardens, Garage & Driveway

To the front of the house is a tidy lawned garden peppered with shrubs and small trees, together with a driveway leading to a single garage. To the rear is a good-sized private garden which enjoys a lovely open feel/west facing aspect and has been laid to lawn and paved patio, with planted borders.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

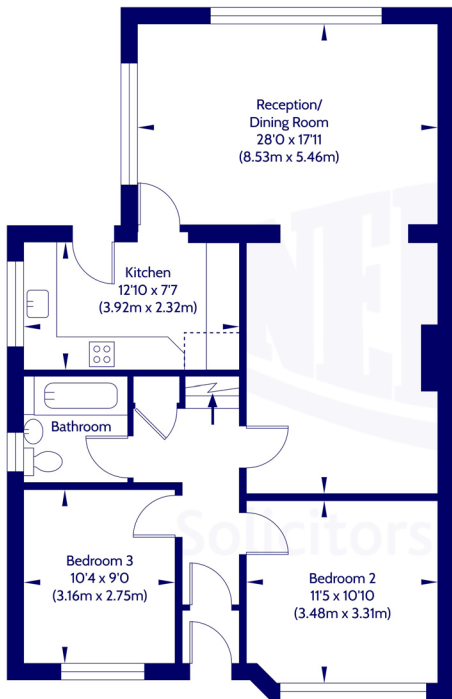
Drum Brae Place forms part of an established residential district close to a wide variety of local retailers serving everyday needs. In addition there is a Tesco Extra supermarket close at hand together with the Gyle Shopping Centre. The city centre and surrounding areas are easily accessible by means of frequent public transport. Leisure and recreational opportunities include the Drum Brae Leisure Centre, which is moments away, local golf courses and the Drum Brae Library and Community Hub. Nearby Corstorphine offers a range of banks, Post Office, restaurants, cafes and pubs, together with the attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport are all within convenient commuting distance.



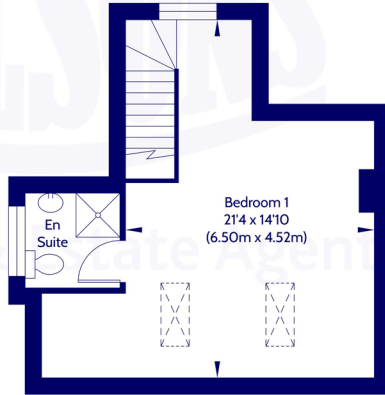
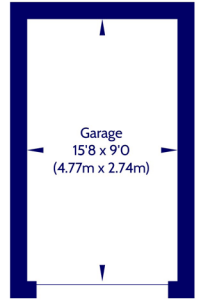
Approx. Internal Area 111.22 Sq M / 1197 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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