










Offers Over

£285,000

19 Drum Brae Grove

Clermiston | Edinburgh | EH4 7RY

A superb opportunity has arisen to acquire this impressive three bedroom end terraced villa pleasantly positioned within a quiet pocket of the ever-popular Clermiston district of the city. Boasting off-street parking and private gardens whilst being situated close to excellent amenities and commuting links, the property undoubtedly appeals to professionals, couples and growing families. Viewing suggested.

-  3 beds
-  2 public
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is offered to market in true move-in condition while briefly comprising of; welcoming entrance hallway with a handy understairs storage cupboard, bright and airy lounge with log burner and South-facing aspect, stylish fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and a sizeable storage cupboard whilst being styled with a mixture of navy and light-grey units, triple-aspect sun room currently used as a dining room, sleek fully-tiled bathroom suite with an over-bath rainfall shower, floating vanity unit and heated towel rail, landing with a handy over stairs cupboard access via a Ramsey ladder to the partially-floored attic, two generously-proportioned double bedrooms both with room for freestanding furniture and different configurations whilst one benefits from fitted wardrobes, and a third single bedroom allowing flexible use as a home office/ study.



The property has recently been freshly decorated throughout as well as having upgrades carried out to the electrics, including; new fuse board, exterior lighting, internal switches, sockets and downlights.

Further benefits include a security intruder alarm, Hive heating system, gas central heating and double glazing.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, microwave oven, fridge-freezer, dishwasher, wine cooler/fridge and washer-dryer, fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a single driveway for off-street parking and a good sized private garden area allowing low-maintenance upkeep. The private rear garden is large in size and is mostly laid to lawn with a separate patio space allowing for garden furniture. There is also unrestricted on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh International Airport.



Approx. Gross Internal Floor Area 89.65 Sq M / 965 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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