



Solicitors & Estate Agents










Offers Over

£595,000

14 Drum Brae South

Corstorphine | Edinburgh | EH12 8SL

A fantastic opportunity has arisen to purchase this substantial, extended detached bungalow with extensive private gardens, driveway for multiple vehicles and double garage. Situated within the desirable Corstorphine district of the city, the property is well placed for access to excellent local shops and services, superb transport links and reputable schooling providing an ideal location for families and commuters alike. The property would now benefit from some modernisation and upgrading, offering great potential whilst undoubtedly providing buyers with a fantastic opportunity to adapt this fine home to suit their individual needs.

-  4 Bedrooms
-  3 Public Rooms
-  3 Bathrooms
-  Double Garage and Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - G



Description

In brief the accommodation comprises of; entrance vestibule leading to welcoming hallway, light and airy dual aspect reception room with gas fireplace and beautiful open views towards The Pentland Hills, well proportioned second family room to the front of the property with electric fireplace, spacious formal dining room, good sized dining kitchen with doors accessing rear garden and internal patio, useful utility room, bright principal bedroom with mirrored fitted wardrobes and en-suite shower room, three further good sized double bedrooms, shower room and family bathroom. Further benefits include gas central heating, double glazing and floored attic with power and light.

There is potential to further extend the property into the attic subject to necessary planning permissions.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, dishwasher, integrated fridge/freezer, and washing machine. The greenhouse in the garden will also be included.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the side and rear. The landscaped garden is mainly laid to lawn, flower beds and shrubs, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking for multiple vehicles leading to the garage with electric up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

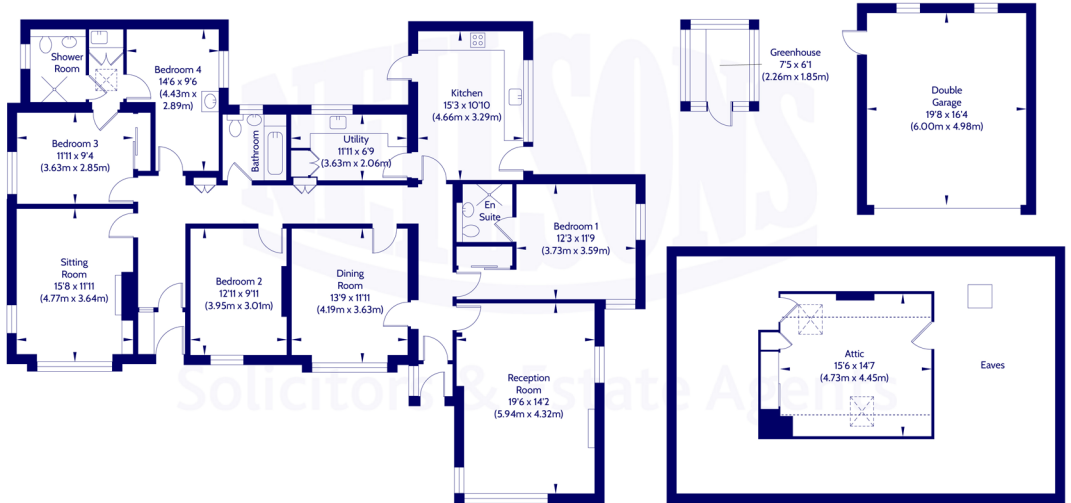
Drum Brae South forms part of the popular residential area of Corstorphine which is well served by local retailers. It offers a full range of banks, Post Office, restaurants, cafes and bars and bistros together with a 24 hour Tesco Extra and the local attraction of Edinburgh Zoo. The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing additional high street named shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City Centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drum Brae Library and Community Hub. The area is ideal for commuters as links to Edinburgh Gateway Station, the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 180.19 Sq M / 1940 Sq Ft.

Ground Floor



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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