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Offers Over

£415,000

56 Drum Brae North

Drum Brae | Edinburgh | EH4 8AZ

Neilsons are delighted to present to market this extended three bedroom semi-detached villa, located in the popular district of Drum Brae. Close to local amenities and transport links, the property offers well proportioned accommodation along with a generous south west facing garden, making this an ideal family home and viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  1 shower room
-  Front and rear gardens
-  Driveway
-  EPC rating – D
-  Council tax band - E



Description

The accommodation is laid out over two levels with downstairs briefly comprising of entrance vestibule and hallway both with storage, a bright bay windowed lounge with an open fire and wooden fireplace, a good size dining kitchen with a range of wall and base units with co-ordinated worktops, splashback tiling, a door to the rear garden, and double doors to the conservatory which together offer a great space for entertaining.

Moving upstairs there is a naturally lit landing with a shelved cupboard, a principal bedroom with built in wardrobes and fitted storage, two further double bedrooms, and a stylish fully tiled shower room with a walk in cubicle with overhead rainfall shower, and a heated towel rail. There is a floored attic with power and light which is accessed via a Ramsay ladder, and the property further benefits from gas central heating and double glazing.



Extras

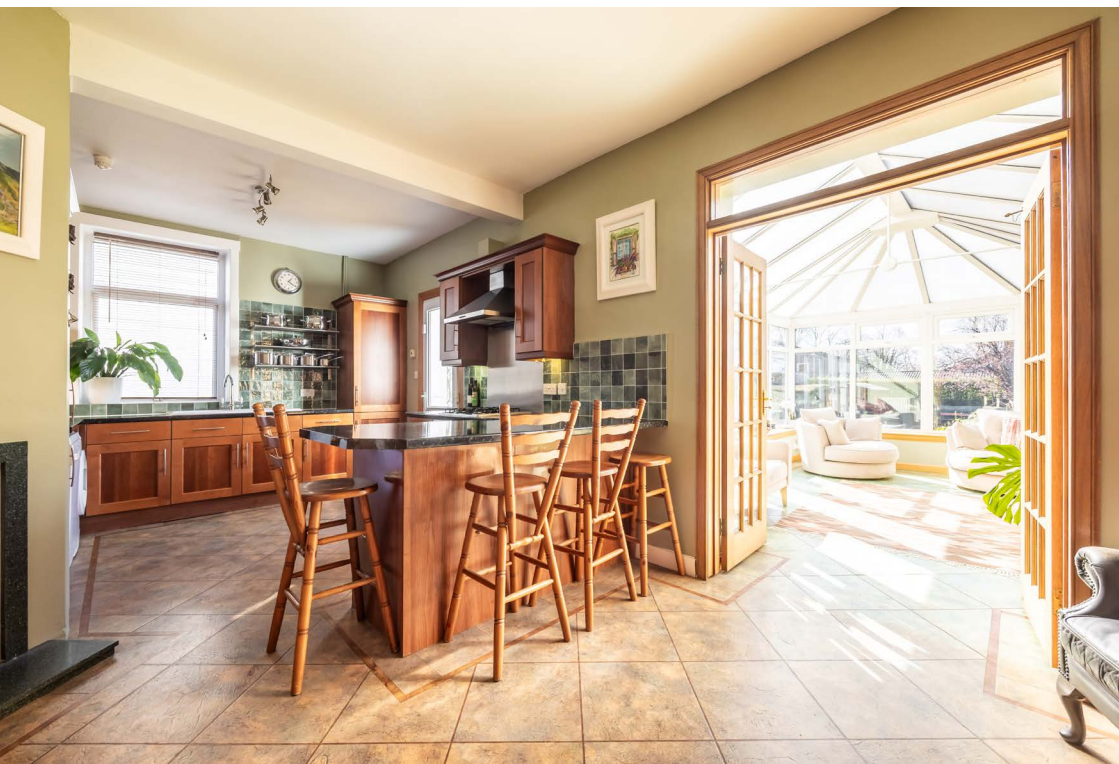
All fixtures and fittings will be included in the sale along with the gas hob and electric oven, washing machine, dishwasher, integrated fridge/freezer, hot tub, and summerhouse/shed.

Gardens, outbuildings and parking

A paved front garden with hedge for privacy welcomes you to the property and to the rear is a fantastic, fully enclosed hedge lined garden, mainly laid to lawn with vegetable and herb patches, and a patio area, offering a great place to dine in the warmer months and a safe space for children and pets to play. There is a multi purpose outbuilding with power, light and heating which is currently used as a gym / studio, and also has a separate storage area, and a summerhouse with power and light and a shed attached to the rear. A driveway provides off street parking and unrestricted on street parking is available in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





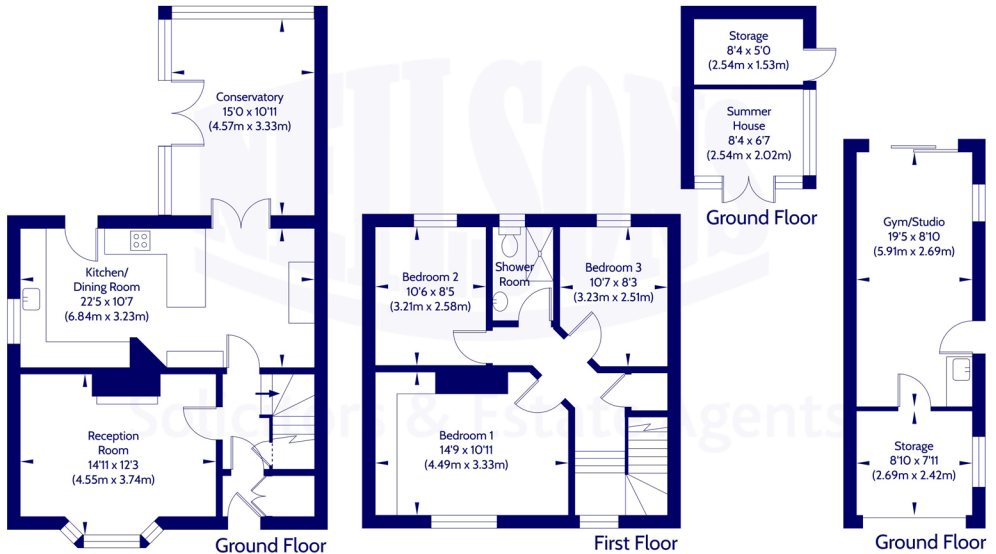
Location

Drum Brae is a popular residential area, located to the north of the city centre and is popular with families. The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing an excellent variety of high street retailers, eateries and supermarkets. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas, the city centre and beyond. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club, and the Drumbrae Library and Community Hub. Nearby Corstorphine offers a full range of local amenities including restaurants, cafes and bars, together with the attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 108.18 Sq M / 1165 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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