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Offers Over

£215,000

75 Drum Brae Terrace

Corstorphine | Edinburgh | EH4 7SF

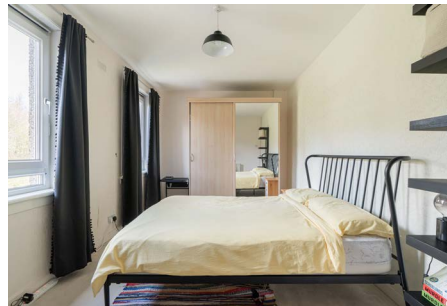
A fantastic opportunity has arisen to purchase this impressive, three bed upper villa with extensive private garden, situated within the popular residential district of Corstorphine, close to excellent amenities and transport links.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Rear Garden
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation in brief comprises; entrance vestibule with stairs leading to upper level, welcoming hallway with useful storage cupboard and hatch to attic, light and airy reception room with gas fireplace and lovely open views towards the Pentland Hills, fitted kitchen with appliances, two well proportioned double bedrooms, good sized third bedroom and shower room with electric shower. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, and fridge/freezer. The fridge/freezer, washing machine and dishwasher can be made available through separate negotiation.

Gardens & Parking

A real feature of this property is the superb, well maintained private garden to the rear, mainly laid to lawn with patio area. There is a fully functional garden office with power and internet connection. There is ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





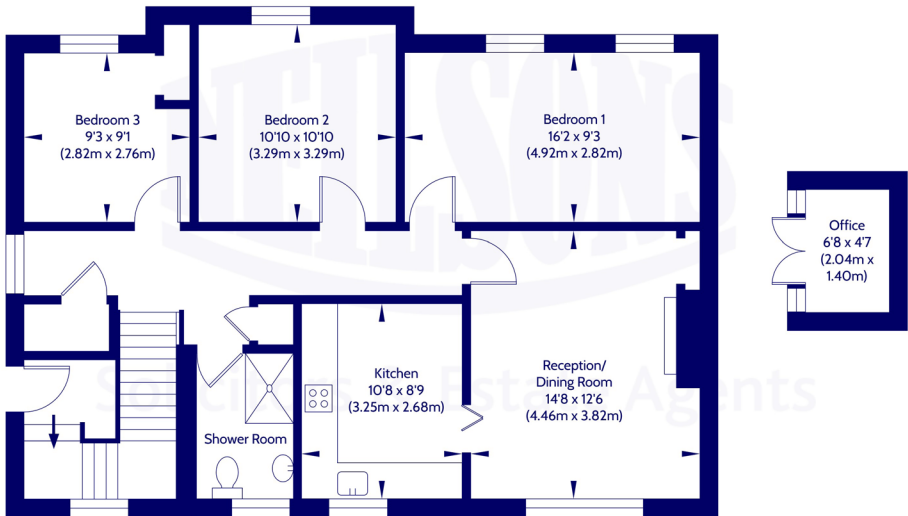
Location

Drum Brae Terrace forms part of an established residential district close to a wide variety of local retailers serving every day 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. The property sits within the Clermiston Primary and Royal High Secondary School catchment area providing an excellent purchase for the growing family. Leisure and recreational opportunities include the Drum Brae Leisure Centre, literally on your doorstep, there are local golf courses and the Drum Brae Library and Community Hub. Nearby Corstorphine offers a full range of banks, Post Office and 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. Gross Internal Floor Area 85.4 Sq M / 919 Sq Ft.

First 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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