



Solicitors & Estate Agents










Offers Over

**£325,000**

# 60 Drum Brae Park

Corstorphine | Edinburgh | EH12 8TF

An excellent opportunity has arisen to purchase this impressive semi-detached villa with private gardens, driveway and garage. Quietly positioned within a pleasant setting in the sought after Corstorphine area of the city, conveniently positioned for access to many amenities, commuting links and reputable schooling. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private gardens to front and rear
-  Garage & Driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

The property has recently been freshly decorated and new carpets to the living room and all bedrooms. The light and spacious accommodation comprises; welcoming entrance hall with storage facilities, generously proportioned dual-aspect reception/dining room with electric fireplace and sliding doors accessing the rear garden, fitted kitchen with good storage and door accessing rear.

Leading to the upper floor there are two well proportioned double bedrooms with fitted wardrobe/cupboards, a well proportioned third bedroom with fitted cupboards and stylish shower room.

Further benefits include a fully floored and lined attic, gas central heating (new boiler installed Dec. 2024) and a new roof completed 2024. Please note there is potential to extend into the attic space subject to the necessary planning consents.



## Extras

All fitted floor coverings will be included in the sale together with the cooker.

## Gardens, Driveway & Garage

To the front of the property there is a beautifully maintained private garden, driveway providing off-street parking and single garage with power, light and remote controlled door. Located to the rear, there is a fully enclosed private garden, laid to lawn with patio area, the ideal space for outside dining/relaxing. The greenhouse will also be included in the sale, along with the apple and pear trees.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are nearby including a large Tesco Superstore, Lidl and Corstorphine Village, also the Gyle Shopping Centre which houses a good selection of high street retailers and services.

The property is conveniently positioned for easy access to the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. The regular airport bus passes close by, along Drumrae South. Excellent public transport operates frequently into the city centre, so it is easy to get into town or out of town.

Reputable schooling from nursery to senior levels are all within easy reach.

Leisure and recreational facilities are close at hand, including Buttercup Farm Park just around the corner, Gyle Park and Corstorphine Hill Woods, which backs onto Edinburgh Zoo.

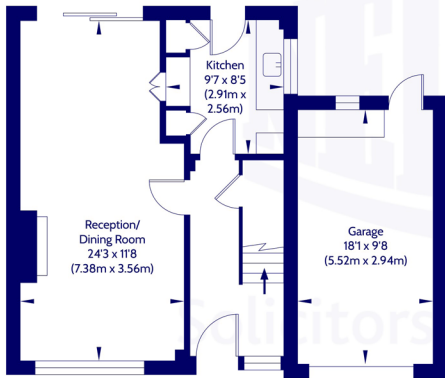
David Lloyd gym and Drum Brae leisure centres are also easily reached.



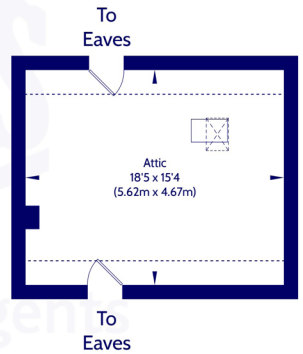
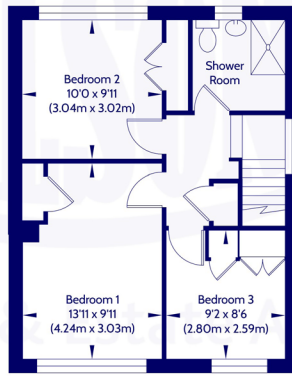


Approx. Gross Internal Floor Area 85.72 Sq M / 922 Sq Ft.

Ground Floor



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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