



Solicitors & Estate Agents










Offers Over

**£299,950**

## 46A Drum Brae South

Corstorphine | Edinburgh | EH12 8SU

Neilsons are pleased to present this extended three bedroom semi-detached house offering generous and flexible accommodation with private gardens and a garage, close to superb transport links and amenities.

-  3 Bedrooms
-  1 Reception room
-  2 Bathrooms
-  Front and rear Gardens
-  Garage
-  EPC Rating – C
-  Council Tax Band – E



## Description

The property features a welcoming entrance hallway with two large storage cupboards, one of which houses the gas-fired combi boiler. To the front of the house is a bright and comfortable reception room, while to the rear you'll find a spacious open-plan kitchen and dining area with direct access to the rear garden, perfect for both everyday living and entertaining. The kitchen is fitted with a range of wall and base mounted units with integrated appliances. A modern and stylish shower room is also located on the ground floor, along with a versatile double bedroom complete with built-in wardrobes. Stairs lead to the upper landing, which provides access to the loft via a ceiling hatch. The first floor hosts two further well-proportioned double bedrooms, both benefiting from built-in wardrobes, and a bright family bathroom fitted with a white suite and over-bath shower. The property is fully double glazed and benefits from gas central heating, ensuring comfort throughout the year. Situated in a well-established residential area, this home offers the perfect balance of space, style and convenience. Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer.





## Extras

All fitted floor coverings, light fittings, curtains, window blinds and the integrated kitchen appliances are to be included in the sale.

## Gardens & Garage

Externally, the home is complemented by a front garden with potential to be converted into a private driveway, subject to the necessary consents. To the rear, a paved courtyard-style garden offers a low-maintenance outdoor space ideal for al fresco dining. A single garage with an up-and-over door provides secure storage or parking, and free on-street parking is available to the side of the property.

## Viewing

By appointment telephone Neilsons 0131 625 2222.





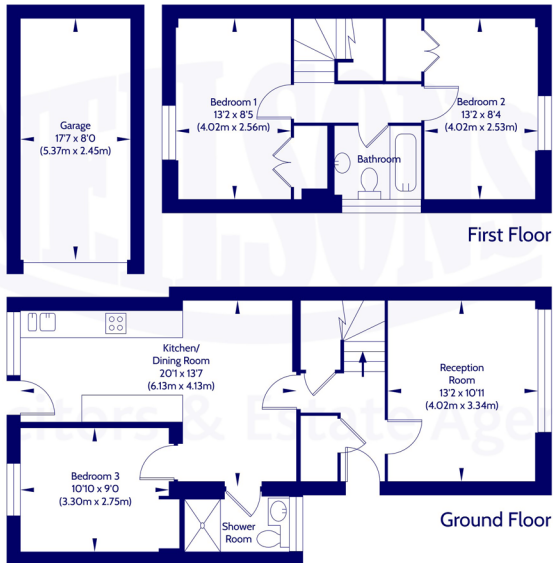
## Location

The property is located in the popular suburb of Corstorphine within easy walking distance of an array of local shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. David Lloyd and Drum Brae leisure centres are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.





Approx. Gross Internal Floor Area 86.89 Sq M / 936 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.



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