










Solicitors & Estate Agents



30 Drum Brae Drive

Clermiston | Edinburgh | EH4 7BX

This bright and well proportioned semi-detached villa enjoys an open aspect and is set back from the main road, close to superb transport links, amenities and highly regarded schools. The property would undoubtedly appeal to first-time buyers, professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway, light and airy reception room with gas fireplace, fitted kitchen with a range of base and wall mounted units with pantry and door accessing rear garden, two well proportioned double bedrooms and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating, double glazing and insulated attic.

There is potential to extend the property to the back and side, subject to the necessary planning permission.



Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge, freezer and washing machine. Other items of furniture can also be made available.

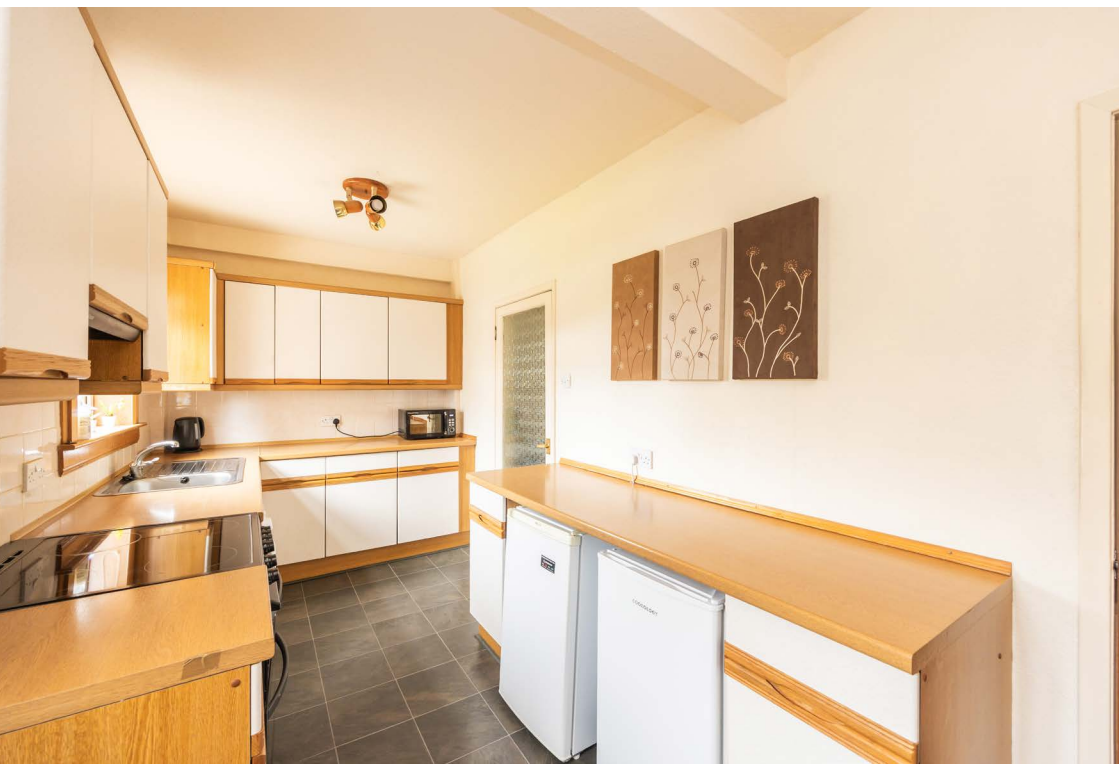
N.B – the white goods will be sold as seen and there are no warranties in place.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the front, side and rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front and side lies well maintained garden grounds. There is ample on-street parking to the front and surrounding area. There is potential to add a driveway on the side garden, subject to the necessary planning permissions.

Viewing

By appointment through Neilsons 0131 625 2222.



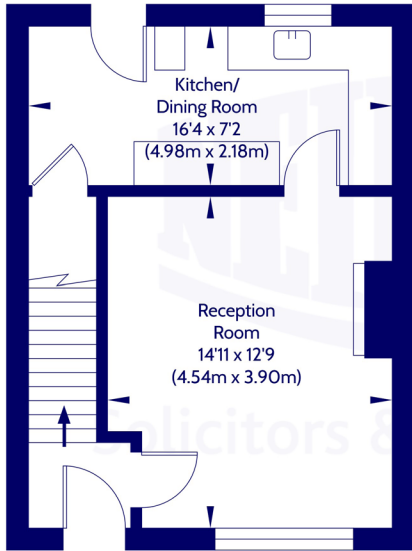


Location

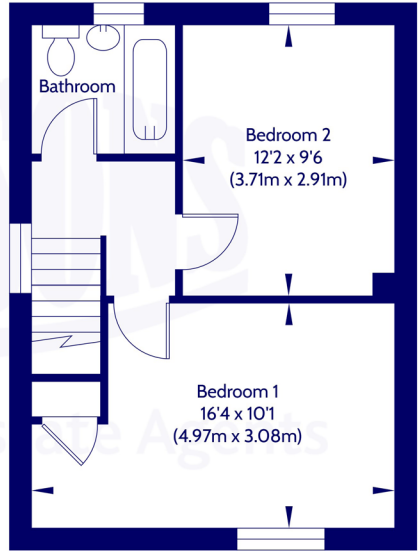
Drum Brae Drive borders the much sought after areas of Clermiston and Clerwood, to the northwest of the City of Edinburgh, which both provide excellent amenities within easy reach of the property. Local shops and services are on hand to provide for day-to-day needs with Tesco and Lidl supermarkets in Corstorphine and both the Gyle Centre and Craigmile Retail Park within a short drive. The property falls within the catchment area of the highly regarded Royal High School and excellent nursery and primary education is also available within easy walking distance. Recreational facilities in the area abound, with the house being a short stroll from the beautiful Corstorphine Hill Local Nature Reserve, with woodland trails and sweeping views of the city, ideal for hikes, dog walks or bike trails. Drum Brae and David Lloyd Leisure Centres are close at hand, with the Leonardo Hotel over the road also offering gym memberships and a swimming pool. Ideally placed for the commuter, the house is within easy reach of the bypass, bridges, central motorway network and Edinburgh International Airport and regular local bus services provide 24hr access in and around the city.



Approx. Gross Internal Floor Area 67.92 Sq M / 732 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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