



55a Drum Street

Gilmerton, Edinburgh, EH17 8RH



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2 bedroom mid-terraced property in need of modernisation with great commuter links across the city.

- Bright sitting room
- Kitchen
- Shower room with 3 piece suite
- 2 double bedrooms
- Shower off landing
- In need of modernisation
- Courtyard setting
- Communal drying green
- Double glazing



Fixed Price: £135,000

EPC Rating: G

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

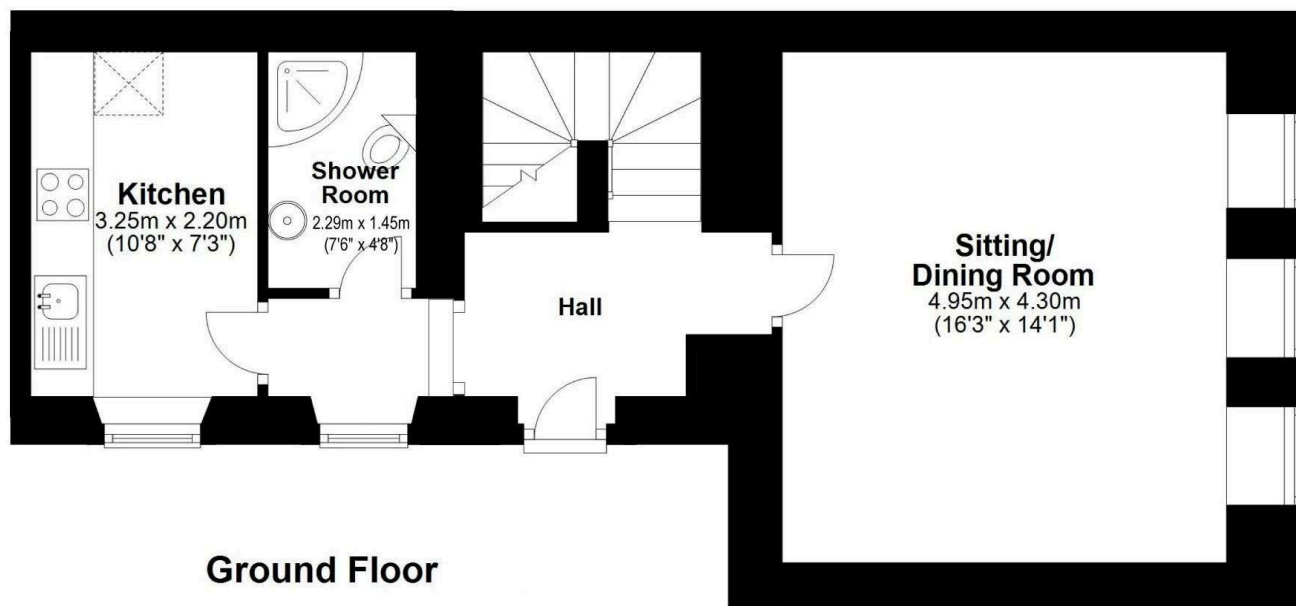
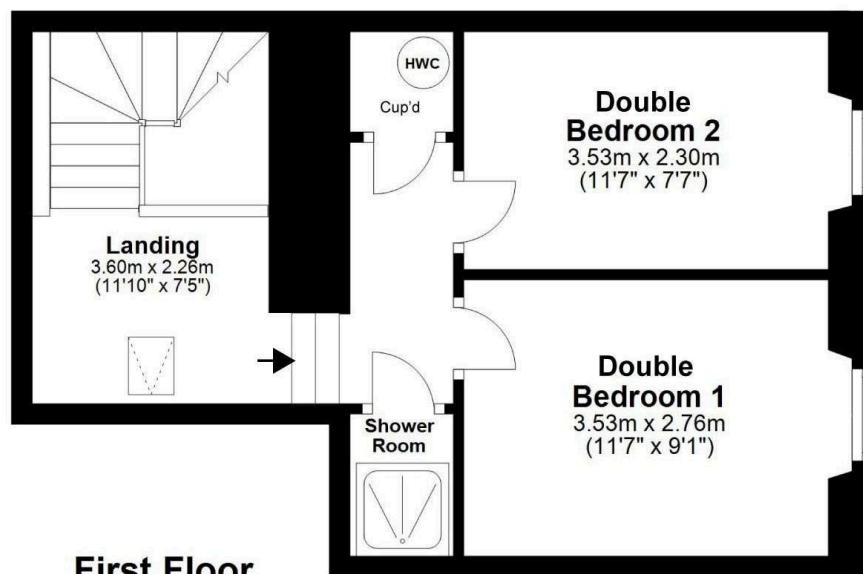
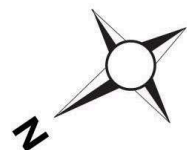
Accessed via a shared courtyard, this 2 bedroom terraced house is in need of modernisation but offers an excellent opportunity to create a lovely home. Located to the South of the city, it is ideally placed for commuting to Edinburgh's BioQuarter and the city centre.

Extras

The property will be sold as seen and no warranty or guarantees will be given for any of the appliances.



Floor Plan



Location

Gilmerton lies a short distance to the south of the city centre. There is a good range of local shopping and banking facilities at nearby Cameron Toll including a Sainsbury's supermarket and additional shopping facilities at Straiton retail park. The city centre is approximately 15 minutes drive away and easily accessed by car or bus. The Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Leisure facilities in the locality include a number of golf courses including Liberton. The Royal Commonwealth Pool and Fitness Centre on Dalkeith Road are close by and there are opportunities for pleasant walks around Blackford Hill and the Braid Hills. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Scottish Borders and East Lothian. There are good schools nearby in both the state and private sectors.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.