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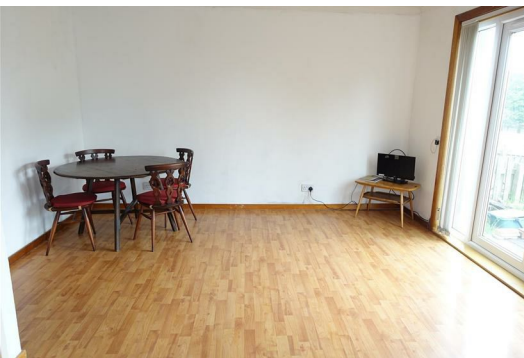
## 3 Drummond Place

Blackridge, EH48 3SE

Offers over £70,000



Welcome to Drummond Place, a spacious two bedroom flat that has great potential. The property would benefit from some internal upgrading but would make a great first home.





## Description

Situated in the popular village of Blackridge, 3 Drummond Place presents a unique opportunity for those looking to infuse their personal style into a spacious ground floor flat. This property is ripe for internal upgrading, and would make an ideal first home but will be of interest to the buy to let market. Entering the property into the reception hallway that leads to a practical walk-in cupboard, ideal for storing outerwear and essentials. The generous sized lounge, has French doors that opens out to the south facing garden. The lounge also features a handy storage cupboard, perfect for keeping the space tidy and organized.

Adjacent to the lounge, the kitchen awaits. It is a functional space with ample storage units and generous worktop space.

The flat boasts two double bedrooms. Bedroom two is particularly appealing with its built-in wardrobe, providing excellent storage solutions.

Completing this home is the bathroom, which includes a convenient shower positioned above the bath.

The property has gas central heating, double glazing and good storage.

Externally to the front is a south facing garden which has good potential.

There is a communal drying area and a car park offering ample parking for residents and visitors.

## Local Area

Lounge 13'0" x 13'7" (3.98 x 4.16)

Kitchen 10'5" x 10'9" (3.2 x 3.3)

Bedroom 1 10'5" x 13'5" (3.2 x 4.1)

Bedroom 2 8'2" x 13'5" (2.5 x 4.1)

Bathroom 6'10" x 5'6" (2.1 x 1.70)

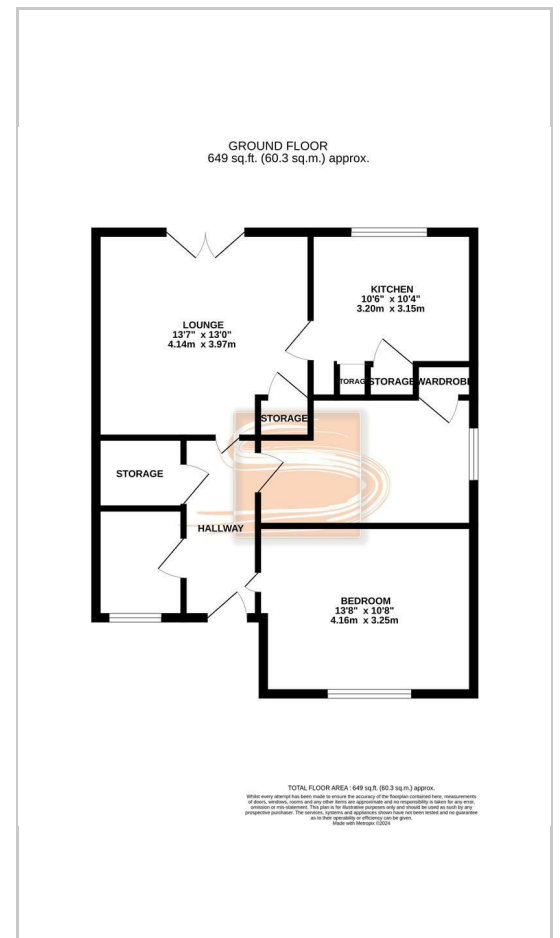
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

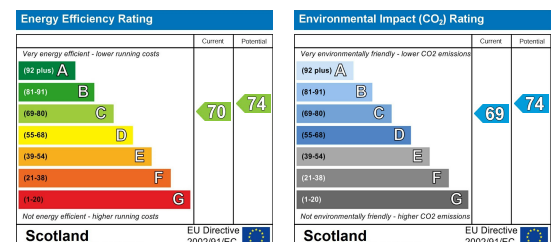
## Area Map



## Floor Plans



## Energy Efficiency Graph



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