



111 Drum Street
Edinburgh, EH17 8RJ

Hallway
Living Room
Dining Room
Newly Fitted Kitchen
3 Bedrooms
1 Bathroom and 1 WC Room
Floored Attic
Gas Central Heating and Double Glazing Throughout
Private Rear Garden
Resident's Parking
EPC: C
Council Tax Band: D

A well-presented and flexible three-bedroom, terraced house with a private garden and an allocated car space. The property is conveniently located in the Gilmerton area, south of Edinburgh city centre, and would be an ideal purchase for first time buyers, young families and investors alike.

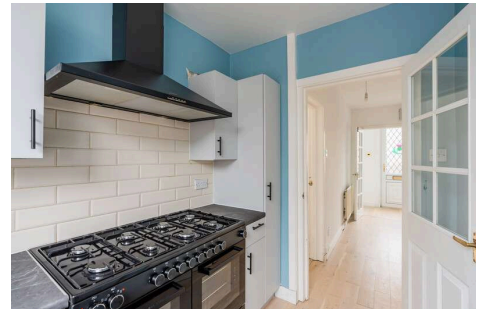
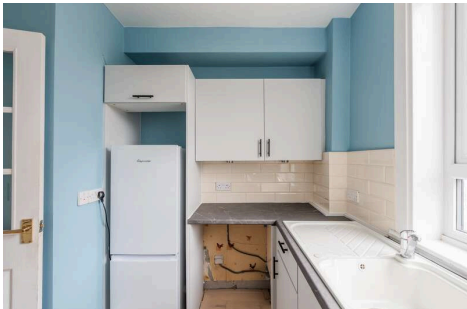
The property comprises; Welcoming hallway with modern wooden floors. Living room of good size, opening into a spacious dining room, hosting French doors allowing access to the rear garden. Modern fitted kitchen with base and wall-mounted units, providing ample storage and worktop space, and new appliances including electric oven and grill, 8-hob gas cooker, cooker hood and fridge freezer. Also downstairs is a convenient under-stair WC room. A carpeted staircase leads up to the landing, which hosts a storage cupboard and provides access to the large floored attic allowing for further storage. Generously proportioned master bedroom with large wardrobe with shelf and rail. Second rear-facing double bedroom. Quiet single bedroom which could also be used as a home office or nursery. Contemporary family bathroom with tiled floors, shower, WC, wash basin and wall-mounted medicine cabinet. There is gas central heating and double glazing throughout the property, ensuring a comfortable living environment all year round.

Outside, the property benefits from a fully enclosed private rear garden with garden shed and a great patio area suitable for garden furniture. There is sufficient space for parking within a residential car park, and further on-street parking is available.

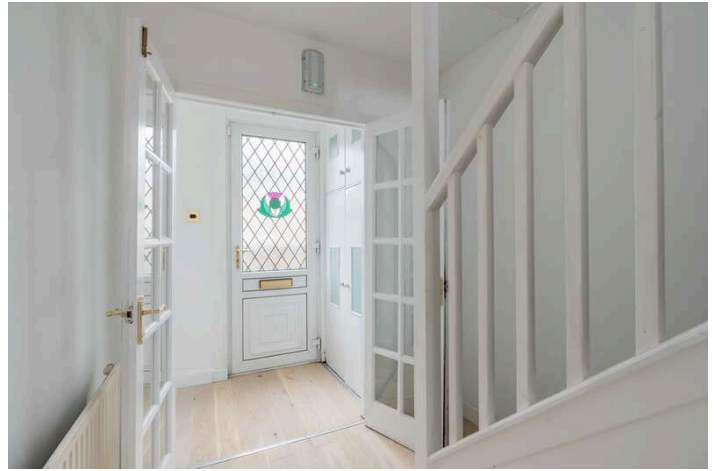
Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrison's supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are within easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.





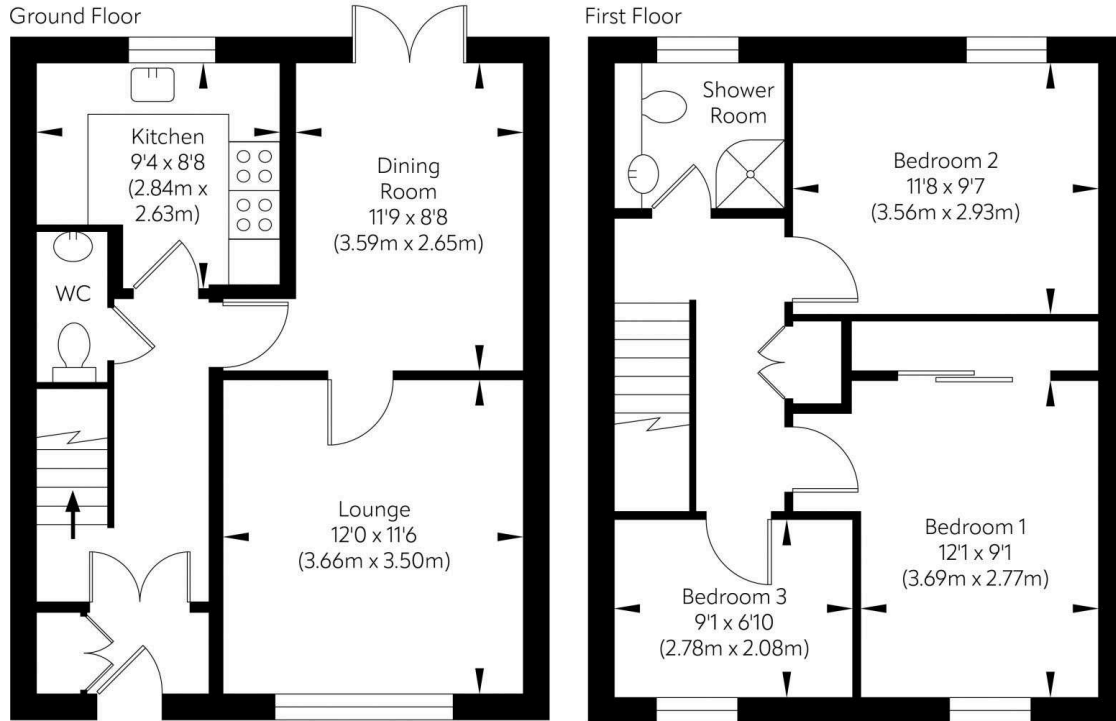








Approx. Gross Internal Floor Area 83.45 Sq M / 898 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 planography.co.uk

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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