



1/2 Parkgrove Bank
DRUM BRAE | EDINBURGH | EH4 7RB


warners
solicitors & estate agents



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Warners is thrilled to present this stunning and spacious ground floor flat in the highly sought-after Drum Brae district, just west of Edinburgh's vibrant city centre. This beautiful home features a welcoming entrance hallway, a bright and airy twin-window lounge with a sunny aspect, a sleek modern kitchen, a generously sized double bedroom with a built-in wardrobe, and a stylish white three-piece shower room suite.

Enjoy the comfort of gas central heating and double glazing, plus the convenience of a storage cupboard adjacent to the front door and a secure entry phone system. The property boasts lush grassed gardens at both the front and rear, offering private outdoor space to relax and unwind. With ample on-street parking and excellent access to major roads and South Gyle, this home truly has it all. Don't miss out on this fantastic opportunity – schedule a viewing today!

Prime Location: Situated in the desirable Drum Brae district, just west of Edinburgh's vibrant city centre.

Bright and Spacious: Twin-window lounge with a sunny aspect and a generously sized double bedroom with built-in wardrobe.

Modern Features: Separate, fully fitted kitchen and a stylish white three-piece shower room suite.

Convenient Amenities: Gas central heating, double glazing, and a secure entry phone system.

Private Outdoor Space: Grassed gardens at the front and rear of the property.

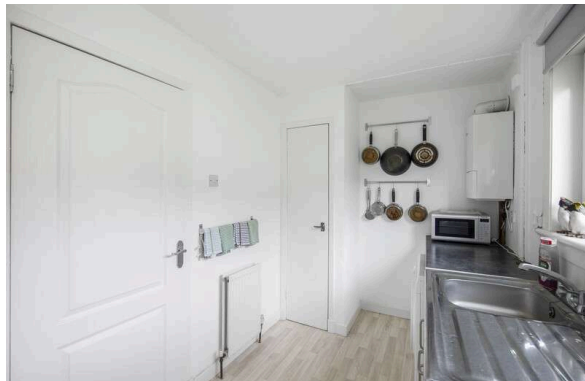
Ample Parking: Plenty of on-street parking available with easy access to major roads and South Gyle.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be all blinds and curtains, the cooker and the microwave. EPC Rating C.

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer. PlanUp 2024
Plan produced using PlanUp.