



50 Drum Brae South, Edinburgh, EH12 8TB

Description

Beautifully presented and substantially extended four-bedroom end terraced house which is offered in excellent condition throughout. The property benefits from a large monoblocked driveway and private rear garden. It also has gas central heating and double glazing.

The accommodation comprises:

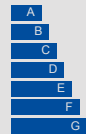
- Entrance hall with carpeted staircase and access to the downstairs WC
- Modern well equipped fitted kitchen with a range of gloss white handleless wall and base mounted units, laminate worktops with inset stainless steel sink and matching splashback and high end appliances including Neff induction hob with extractor hood, Neff integrated microwave and oven, washing machine and fridge freezer
- Downstairs double bedroom with built-in wardrobes
- Generous rear facing living room which opens into the dining room, which has French doors leading out to the decked patio
- The upstairs landing has a shelved linen cupboard and hatch to the loft, which provides additional storage
- Spacious front facing double bedroom with built-in wardrobes and pleasant views over West Edinburgh
- Two further good sized double bedrooms to the rear, the larger of which has built-in wardrobes
- The modern bathroom is fitted with a pedestal wash basin, WC and bath with electric shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The property is situated within the established residential area of Drum Brae, positioned between Corstorphine, Clermiston and Barnton and about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure club and Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for East Craig Primary School, St Andrews RC Primary School, Craigmount High School and St Augustine's RC High School.

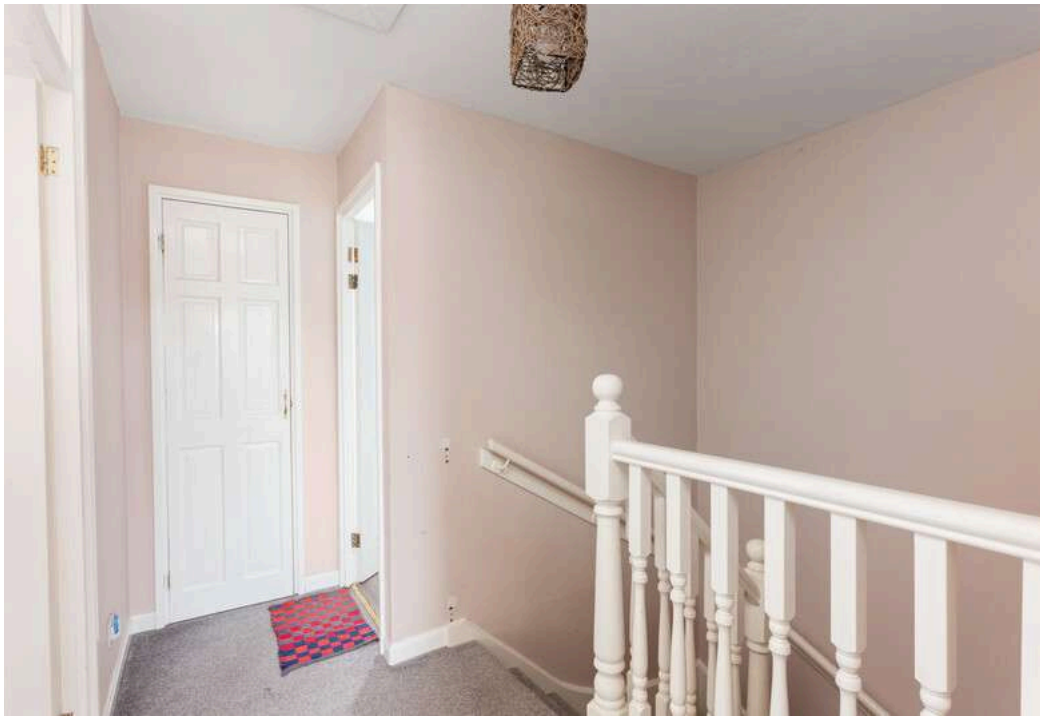
Extras

The fixed floor coverings, blinds, light fittings and the kitchen appliances are included in the sale.

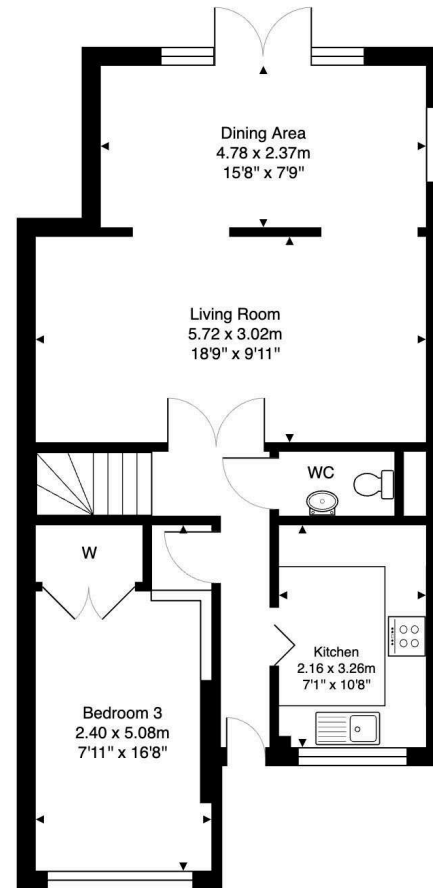
Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

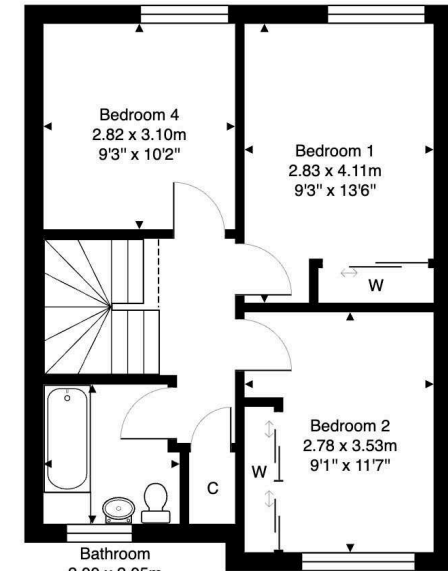








Ground Floor



First Floor

50 Drum Brae South, Edinburgh, EH12 8TB

Total Area: 103.0 m² ... 1109 ft²

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
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