



19 Drum Brae Place, Edinburgh, EH12 8TQ

Description

Well presented three bedroom semi-detached chalet style villa in good condition throughout. The property benefits from a private driveway, single garage and gardens. It also has gas central heating and double glazing.

The accommodation comprises:

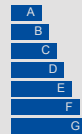
- Entrance hall with carpeted staircase with storage beneath and further storage cupboard
- Fully tiled downstairs bathroom fitted with a bath with LED lighting within the bath panel, electric shower over, pedestal wash basin and WC
- Spacious downstairs bedroom with built-in mirrored wardrobes
- Generous living room with open archway through to the dining room
- The kitchen was extended to create space for a dining table and there are patio doors to the rear garden. The kitchen is fitted with a range of gloss white wall and base mounted units (with under cabinet lighting), laminate granite effect worktops with breakfast bar and inset stainless steel sink and appliances including gas hob, Neff electric oven, washing machine, dishwasher, undercounter fridge; further pantry style cupboard
- Upstairs there are two further good sized double bedrooms; one has built-in storage and an en-suite WC with wash basin
- The second bedroom has built-in wardrobes and access to a loft providing additional storage



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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Outside & Gardens

The front garden has been designed for low maintenance. The sunny rear garden is pleasantly landscaped with lawn, borders with mature shrubs, patio, shed and summer house (which has power). There is a retractable sun awning covering the patio adjacent to the house. There is a paved driveway with space for three cars to the side of the property which leads to the single garage with up and over door, water, power and lighting.

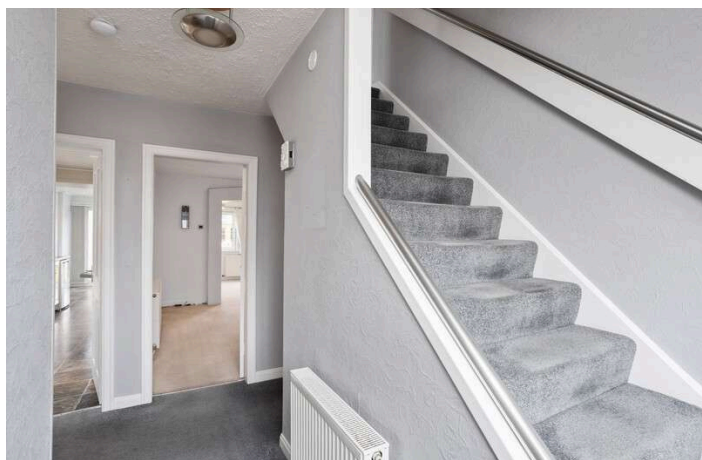
Location

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

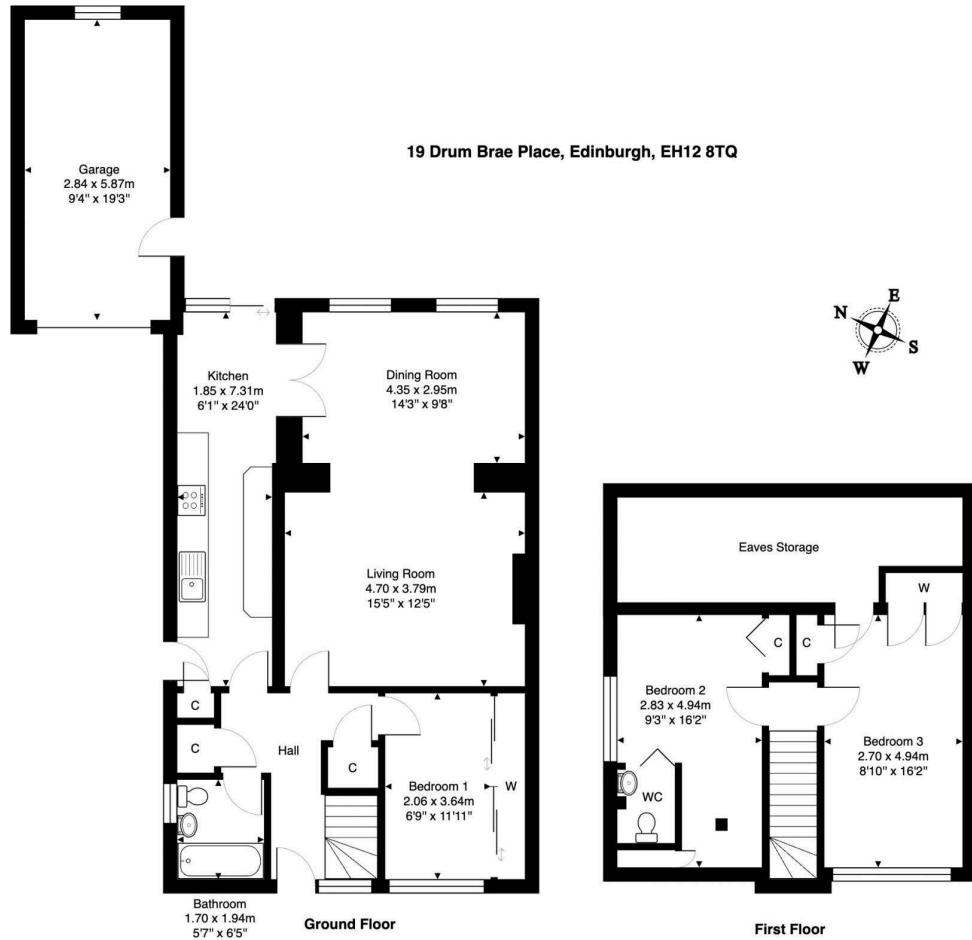
The fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale. Larder style freezer in the garage. The wall mounted TV in the kitchen is also included.

Council tax - Band F









Total Area: 122.8 m² ... 1322 ft² (excluding garage)
All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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