





## 91 Drum Brae Terrace, Corstorphine, Edinburgh,

### Description

Immaculately presented semi-detached house with a substantial two-storey extension to the rear. The property has been finished to a high standard throughout including modern stylish décor, well-appointed kitchen, luxurious bathrooms and quality flooring. It would make an ideal family home and is well positioned for local schools and amenities. It also has gas central heating, double glazing and a multi-car tarmac driveway.

The accommodation comprises:

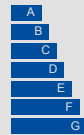
- Entrance Hallway
- Generous open plan living / dining/ kitchen with wood burner and sliding patio doors to the raised terrace
- The kitchen area is well-appointed and fitted with a range of midnight blue base shaker style units with dove grey shaker style wall units, oak style worktops and appliances including range gas cooker with extractor hood, dishwasher, washing machine and fridge freezer
- Bedroom 4 / snug / home office
- Fully tiled family bathroom with WC, shower bath and fitted furniture with wash basin
- Two good sized double bedrooms with 'Jack and Jill' en-suite shower room with underfloor heating, which is fully tiled and has a large shower enclosure and pedestal wash basin
- Further large third bedroom with built-in 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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EPC RATING  
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### Outside & Gardens

The south facing rear garden is beautifully landscaped with raised decking, artificial lawn, paved patio and enclosed by fencing with screening to improve privacy. There is a multi-car tarmac driveway to the front.

### Location

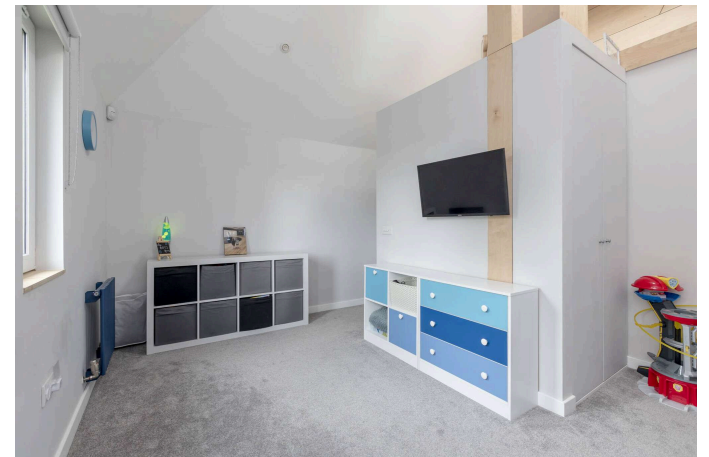
The property is situated within the established residential area of Drum Brae, positioned between Corstorphine, Clermiston and Barnton and about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby 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 Clermiston Primary School, St Andrews RC Primary School, The Royal 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.

### Council tax

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









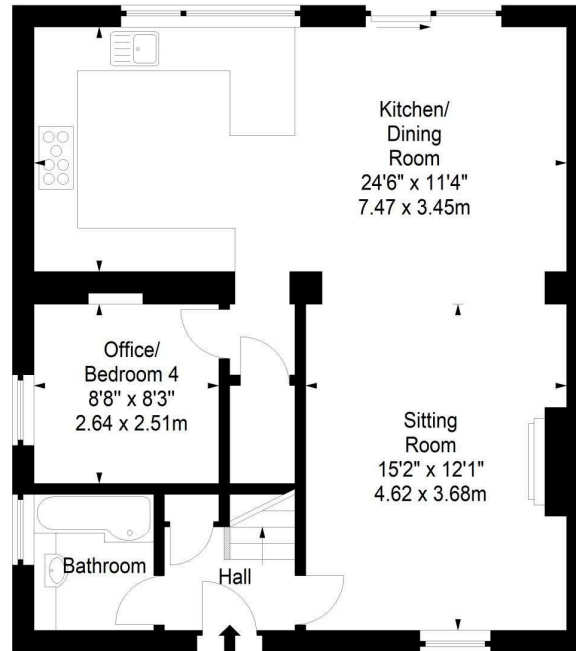




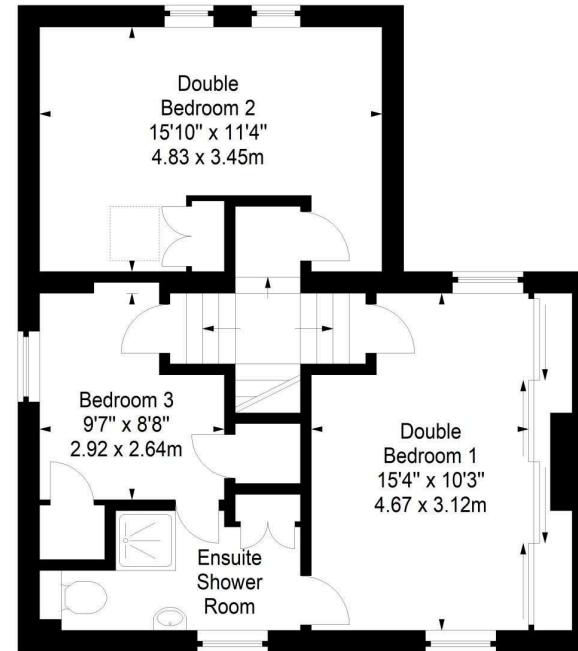
## Drum Brae Terrace, EH4 7SG



Approx. Gross Internal Area  
1256 Sq Ft - 116.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

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Offers can be submitted in writing, fax or email:

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