

COULTERS<sup>©</sup>



# 23 DRUM BRAE PARK

CORSTORPHINE, EDINBURGH, EH12 8TF

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Enjoying a peaceful residential setting, this four-bedroom semi-detached house offers bright and spacious accommodation with excellent potential. Set within generous gardens to the front and rear and benefitting from a private driveway and garage, the property is ideally positioned in a popular area with easy access to the city centre, excellent local amenities and green spaces.

A welcoming hallway leads into a generously proportioned sitting room and an adjoining dining room with large sliding glass doors which lead out to the rear garden. The galley style kitchen has a practical design and also provides a side entry point to the home. Also on ground level are two generous double bedrooms each boasting built-in storage.

## KEY FEATURES



Semi-detached house in quiet neighbourhood.



Private gardens to both front and rear.



Situated in the popular area of Corstorphine.



EPC Rating - D



Four double bedrooms.



Garage & driveway.



Excellent local amenities nearby.



Council Tax Band - F





Upstairs, the property has two further spacious double bedrooms including a principal bedroom with built-in wardrobes and en suite shower room.

Externally, the property benefits from private gardens to front and rear which are mainly laid to lawn. A long paved driveway provides plenty off street parking and there is also a detached single garage.





## THE LOCAL AREA

Corstorphine is a popular residential area located to the west of Edinburgh city centre. It is known for its excellent transport links, variety of amenities and wide range of housing options, making it a popular choice for families, professionals and retirees.

The area is serviced by numerous bus routes that connect it to the city centre, as well as Edinburgh Airport and the tram network, making it an ideal location for those who need to commute to work or travel frequently. For drivers, the area is located close to major road networks such as the M8, M9 and City Bypass, enabling easy access to destinations beyond the city. Corstorphine also offers a wide range of amenities including supermarkets, independent shops, pubs and restaurants and recreational facilities. Corstorphine Hill offers lovely walks and the shorefront at Cramond is within a short drive. Local schools including East Craigs Primary School and Craigmount High School which are situated within easy walking distance.

## EXTRAS

All fitted flooring, window coverings, light fittings and white goods are included in the sale. Additional items may be available by separate negotiation.

**HOME REPORT VALUATION: £365,000**



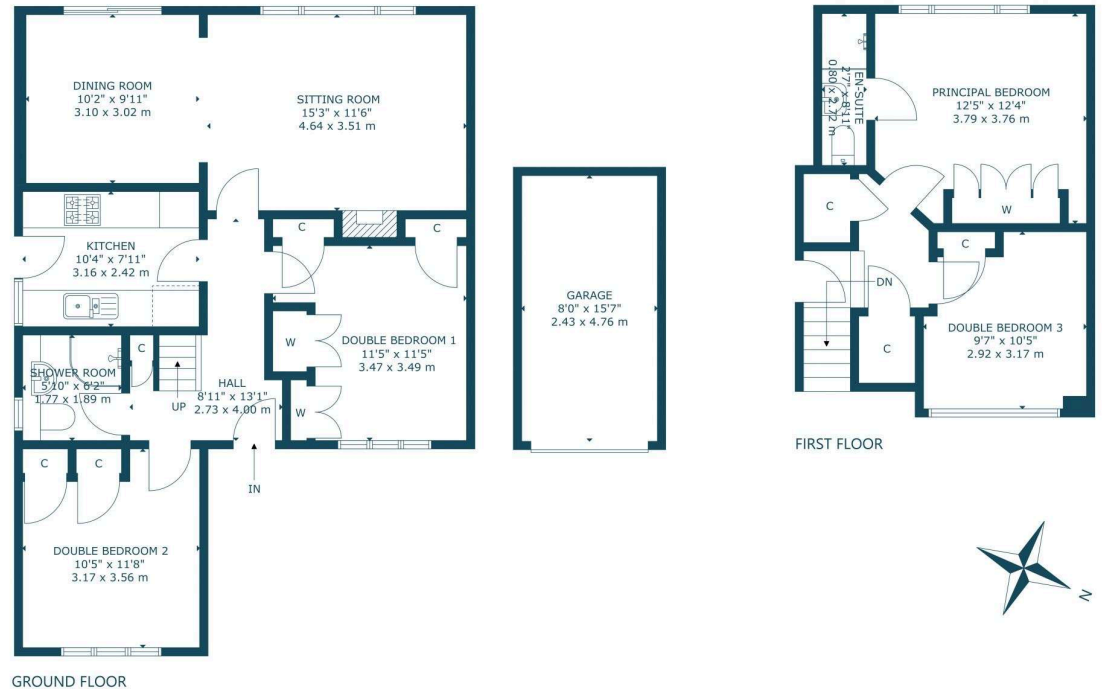
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



23 DRUM BRAE PARK, CORSTORPHINE, EDINBURGH, EH12 8TF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,143 SQ FT / 106 SQ M  
GARAGE 125 SQ FT / 12 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.