



42A Drum Brae South
Corstorphine, EH12 8SZ

deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Sitting Room
- Breakfast Kitchen
- Sun Room
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- Single Lock-Up Garage
- EPC Rating - D



Requiring upgrading and modernisation this well-proportioned semi-detached villa is situated within the highly desirable location of Corstorphine. A variety of amenities can be found close by including a Tesco Superstore with the Gyle Shopping Centre a short drive away. An excellent public transport service passes by the property and travels to the City Centre and Edinburgh Airport. The accommodation has potential to create a lovely home comprises; entrance into useful storage space/porch, bright spacious sitting room with large picture window, fitted breakfast kitchen with patio doors to sun room, upstairs leads to two good sized double bedrooms and bathroom. There are private gardens to the front with the rear garden being fully enclosed, driveway providing off-street parking and single lock-up garage situated at the rear of the property. Further benefits include gas central heating and double glazing. All items included in the sale are sold as seen, with no warranty provided.



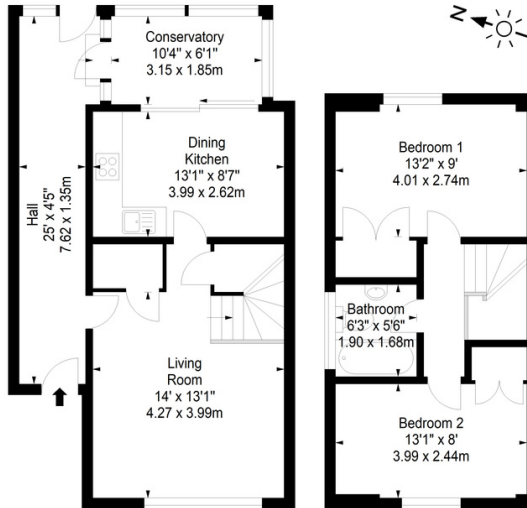
**Drum Brae South,
Edinburgh,
Midlothian, EH12 8SZ**



Approx. Gross Internal Area
886 Sq Ft - 82.31 Sq M
Garage
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor

First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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