










Offers Over

£240,000

8 Drum Brae Crescent

Drum Brae | Edinburgh | EH4 7SB

This impressive terraced villa with lovely private gardens forms part of an established residential area that is popular with professionals and families, close to excellent day to day amenities and well placed for commuting. The well-presented home benefits from gas central heating (new boiler installed 2022), double glazing, and on-street parking.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation which has been upgraded to a very high standard by the present owner would make a fine home in a sought after location. In brief the subject comprises; welcoming entrance hallway, spacious and bright reception room, stylish modern fitted kitchen with appliances, dining area with utility cupboard and door accessing rear garden, upper landing with hatch to attic, generously proportioned principal bedroom with built-in cupboard, further good-sized double bedroom, and contemporary shower room with modern three piece suite including rainfall shower.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, and washing machine.

Gardens & Parking

The private gardens are a real feature and the ideal space for outside dining/relaxing and for children to play. The fully enclosed rear is split into distinct sections with patio area and neat lawn. The front is laid to chip stones and path leading to front door. There is unrestricted on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





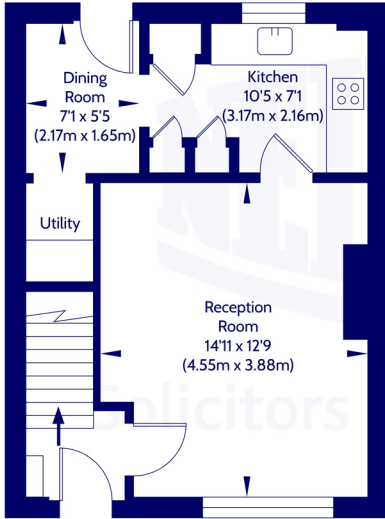
Location

Drum Brae a popular residential area well served by local retailers. The Gyle shopping Centre and Hermiston Gait are only a short drive away providing additional shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City Centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the recently opened Drumbrae Library and Community Hub. Nearby Corstorphine offers a full range of banks, Post Office and restaurants, cafes and pubs, together with the attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport are all close at hand.

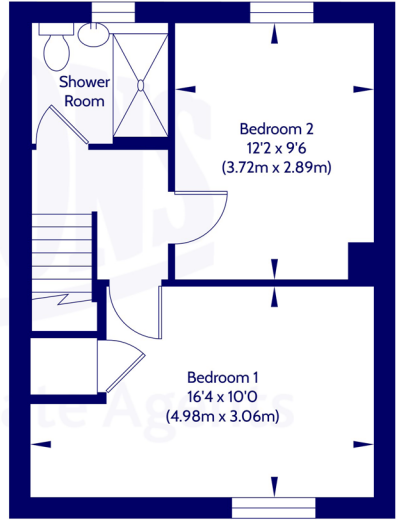




Approx. Gross Internal Floor Area 68 Sq M / 733 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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