










Offers Over
£250,000

199 Drum Brae Drive

Clermiston | Edinburgh | EH4 7SW

This delightful, well presented end-terraced villa with driveway to the front and fully enclosed south-facing rear garden is offered to the market in move-in condition, ideal for the professional person/couple or young families seeking a fine home in an excellent location, close to superb commuting links, schooling and amenities.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - D



Description

The light and neutral accommodation enjoys good natural light throughout and benefits from cavity wall insulation, double glazing and of particular note is the recently upgraded gas central heating system including new combi boiler, pipework and radiators (installed September 2022). In brief, the property comprises; welcoming entrance hallway with under stair storage cupboard and carpeted staircase leading to the upper floor. There is a dual aspect reception/diningroom with feature fireplace incorporating the electric fire. An inner hallway provides access to the rear garden, and in turn leads to the modern kitchen, which has been fitted with ample white wall and base units and complementary worktops. Upstairs leads to the two good sized double bedrooms, with the larger of the two fitted with built-in wardrobes and additional storage cupboard. Lastly the stylish shower room comprises of a white suite with corner shower unit housing the mains shower with WC and wash hand basin set within a vanity storage unit. In addition, there is an extensively insulated attic.



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the cooker, washing machine, tumble drier and fridge freezer.

Externally

There is a private monoblock driveway located to the front of the property, accessed via double gates with a paved patio and access to the side to the main entrance. The fully enclosed rear garden enjoys a south-facing aspect and has a larger paved patio, ideal for outside dining with an expanse of lawn beyond. The garden shed shall be included in the sale.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

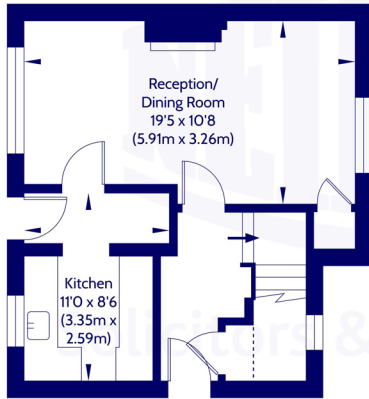
The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



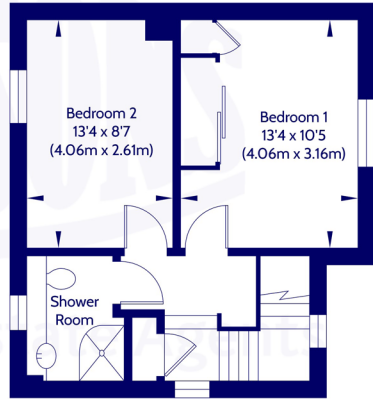


Approx. Gross Internal Floor Area 72 Sq M / 774 Sq Ft.

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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