



106 Drum Brae Drive,
Clermiston, EH4 7SJ

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Sitting Room
- Kitchen
- Utility Room
- Two Bedrooms
- Shower Room
- Attic Storage
- Private Enclosed Rear Garden
- Double Driveway
- EPC Rating – E



Forming part of a residential estate, this lovely and well-presented end terraced house is situated within the sought-after area of Drum Brae to the north of the City. There are day to day requirements available nearby with the local primary and secondary schools within easy reach. An excellent public transport service can be found on the door step which travels to the City Centre, Edinburgh Airport and Edinburgh Royal Infirmary. Further specialised shopping can be found at the Gyle Shopping Centre which is a short drive away. The accommodation which has been freshly re-decorated and re-carpeted throughout would make an ideal purchase for the young professionals and comprises; welcoming hall, light and airy south facing sitting room, modern well laid out kitchen leading to the practical utility room with door to the rear garden, upstairs leads to two delightful double bedrooms (one with built-in storage) and shower room. There is a Ramsay ladder providing access to large, floored attic storage with velux window. A double driveway provides off-street parking and there is a well maintained enclosed rear garden with paved patio area and garden shed. Further benefits include double glazing and electric storage heating. Included in the are the fitted carpets and floor coverings, curtains, cooker, oven, hob, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



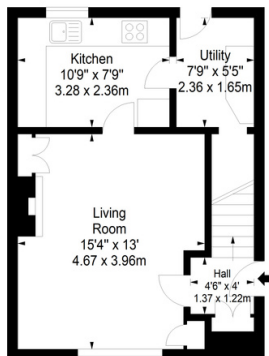
Drum Brae Drive,
Edinburgh,
Midlothian, EH4 7SJ



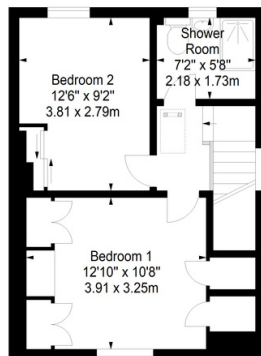
Approx. Gross Internal Area
773 Sq Ft - 71.81 Sq M

Attic
Approx. Gross Internal Area
190 Sq Ft - 17.65 Sq M

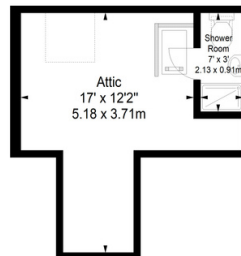
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Attic



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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk