



31d Drum Brae Walk, Edinburgh

Offers Over **£190,000**



31d Drum Brae Walk

Edinburgh

- Generously proportioned two-bedroom upper flat
- Private garage with electric door, power and EV charging point
- Large private ground-floor storage room
- Attractive open outlook across extensive communal green space
- Far-reaching views towards the Pentland Hills
- Two spacious double bedrooms with built-in wardrobes
- Stylish fully tiled shower room with underfloor heating
- Quiet and sought-after residential location
- Gas central heating and double glazing

Council Tax Band: C

Tenure: Freehold



Lounge

16' 8" x 15' 10" (5.08m x 4.83m)

A bright and very generously proportioned reception room enjoying a superb open outlook across expansive communal grounds, creating a wonderful sense of space and greenery rarely found so close to local amenities. The attractive bay-style window allows an abundance of natural light to pour into the room throughout the day, while the spacious layout easily accommodates both lounge and dining furniture. Finished with fitted carpeting and contemporary décor, the room is accessed via a partially glazed white door from the hall. Blinds are included in the sale.

Hallway

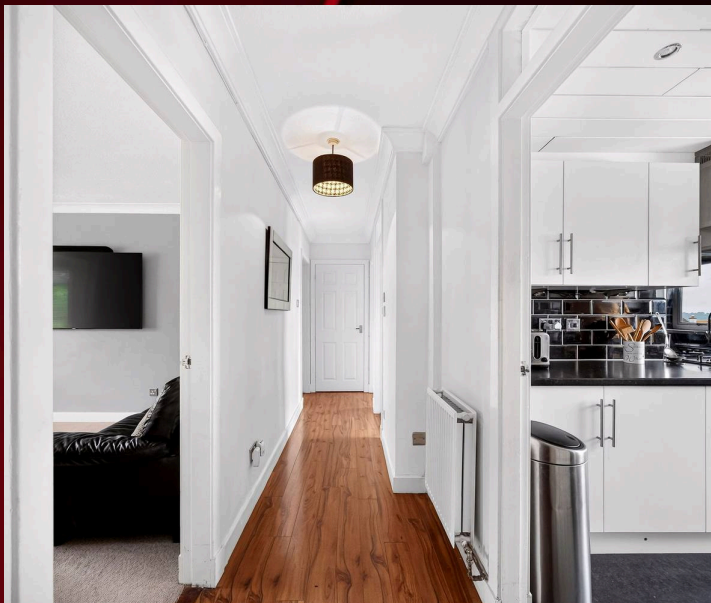
17' 0" x 3' 11" (5.18m x 1.19m)

A bright and welcoming entrance hall finished with wood-effect laminate flooring, providing access to all rooms within the property. A useful linen cupboard offers valuable everyday storage, while additional storage facilities located beside the rear entrance add further practicality.

Bedroom 1

14' 2" x 11' 11" (4.32m x 3.63m)

A particularly spacious double bedroom enjoying attractive open views across the extensive communal grounds to the front of the property. The room provides ample space for a range of freestanding bedroom furniture and benefits from a large built-in double wardrobe incorporating hanging rail and shelving. Finished with carpeting and modern white internal doors, it offers comfortable accommodation with excellent storage.





Bedroom 2

11' 3" x 10' 10" (3.43m x 3.30m)

A further well-proportioned double bedroom situated to the rear of the property, enjoying far-reaching views towards the Pentland Hills and beyond. Offering flexible accommodation, the room is equally suited as a guest bedroom, child's room or home office.

Additional features include a built-in double wardrobe providing excellent storage and fitted carpeting, blinds included.

Shower room

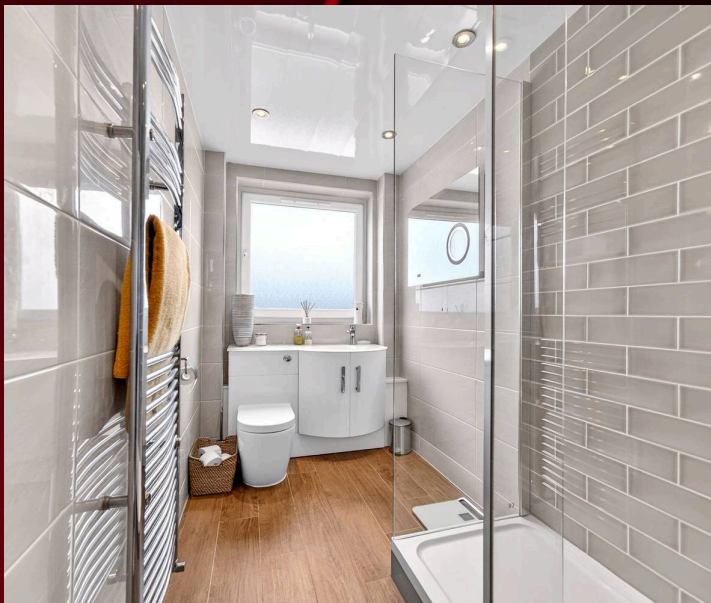
11' 3" x 5' 4" (3.43m x 1.63m)

Beautifully appointed and finished to a high standard, this contemporary shower room is fully tiled and thoughtfully designed to combine style and practicality. The room features a spacious walk-in shower with rainfall shower head and separate handheld attachment, complemented by underfloor heating and a chrome heated towel rail for added comfort. A vanity unit provides useful storage beneath the wash hand basin, while an illuminated mirror with integrated clock and magnifying section adds a touch of luxury. Recessed ceiling spotlights complete the modern finish.

Kitchen

10' 6" x 7' 8" (3.20m x 2.34m)

The well-presented fitted kitchen offers a good range of wall and base units, providing ample storage and workspace for everyday living. Appliances include a gas hob, electric oven and extractor hood, with the fridge freezer included in the sale. The kitchen also enjoys far-reaching views to the rear, enhancing the sense of space and openness. Laminate flooring and recessed ceiling spotlights complete the room.





GARDEN

GARAGE

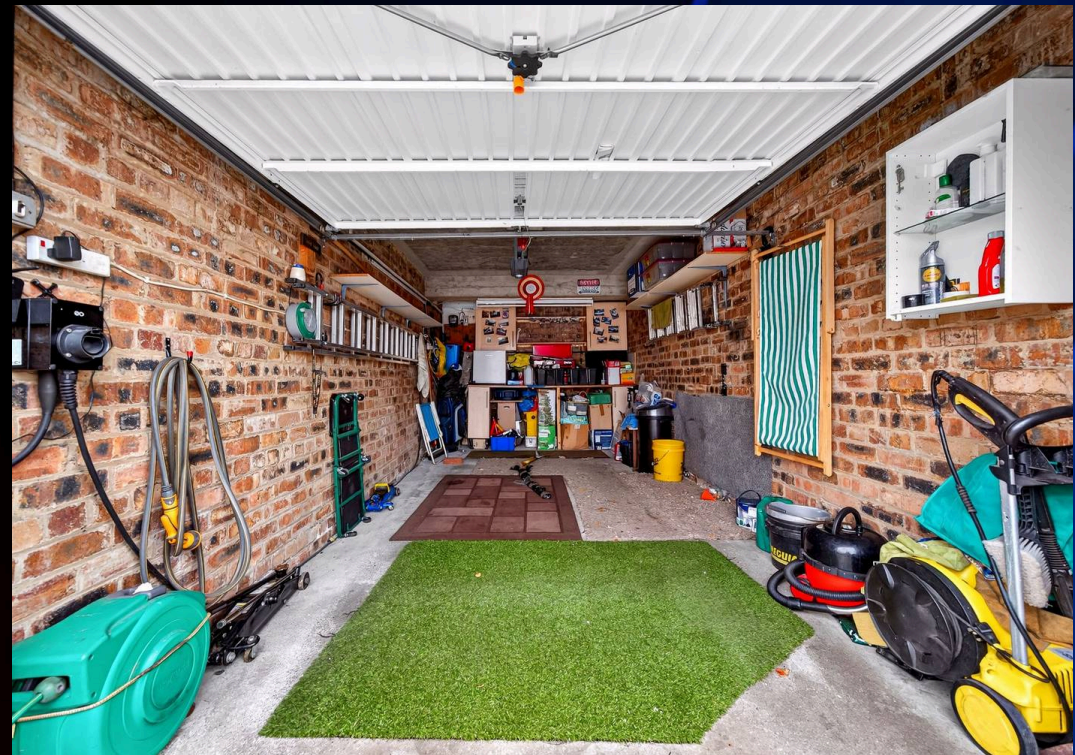
Single Garage

Garage, or on street parking

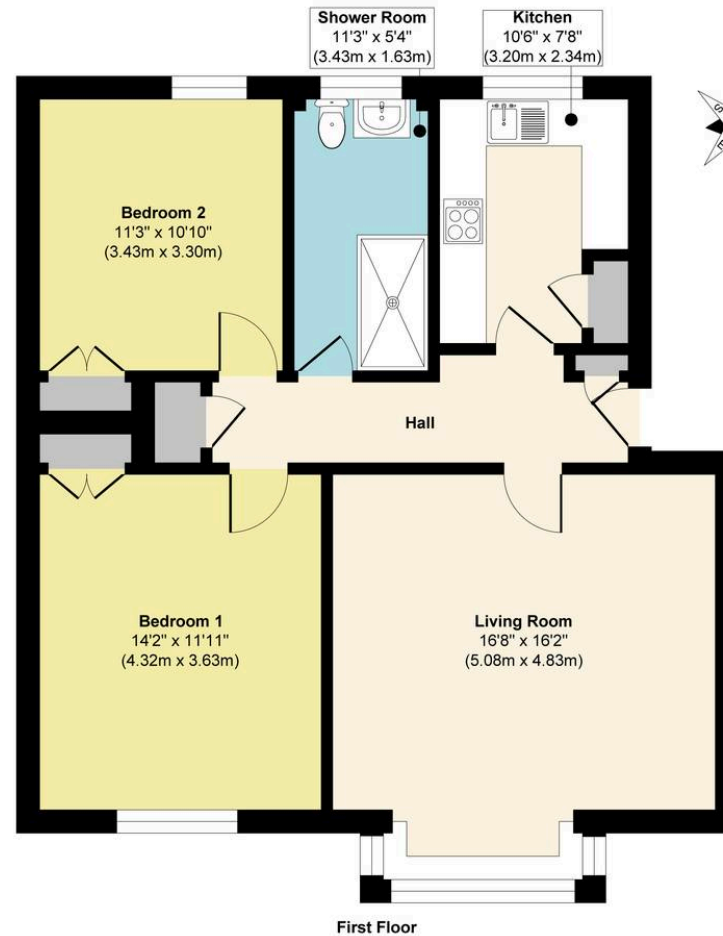


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



31d Drum Brae Walk, Edinburgh, EH4 8DQ



Approx. Gross Internal Floor Area 824 sq. ft / 76.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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