



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**44/4 Drum Street**  
Gilmerton, Edinburgh EH17 8RN



# 44/4 Drum Street

Charming traditional upper flat, one of only four flats with-in the communal stair. Drum Street is a main thoroughfare of historical Gilmerton village and gateway to the stunning East Lothian countryside and the Scottish Borders, yet with-in easy reach into the city.

On entering there is a welcoming hallway, which leads into a generous sitting room, finished in tasteful period decor and a versatile space for relaxing, dining and working. Next door, the kitchen is well designed to make the most of the space and host a range of appliances. A calm and relaxing double bedroom, enjoys a south-facing aspect overlooking the shared garden. It has excellent built-in storage for all your needs and finally, a stylish fully tiled three piece bathroom with wall-mounted vanity basin unit, over-bath shower and chrome ladder radiator.



## Property Summary

- Traditional first floor upper flat - one of only four
- Generous sitting room
- Fitted kitchen
- Double bedroom with excellent built-in storage
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Well-maintained south-facing shared rear garden
- Unrestricted parking on surrounding streets
- EPC Rating - C | Council Tax Band - B

Home Report Value - £145,000

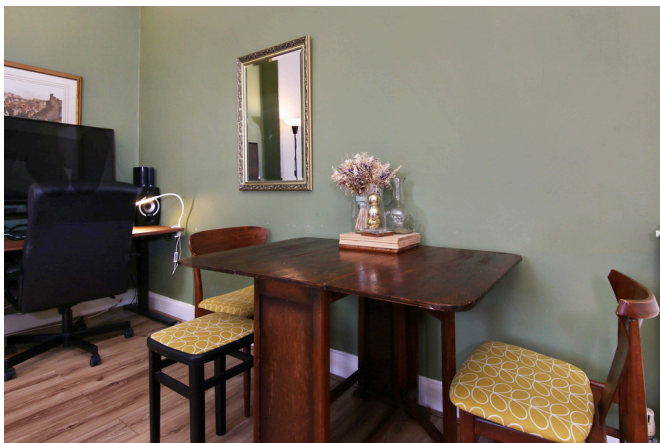


Extras: all fitted floor coverings, curtains, blinds and all kitchen appliances, will be included in the sale.





Beautifully presented & charming one bedroom flat



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**dream property!**



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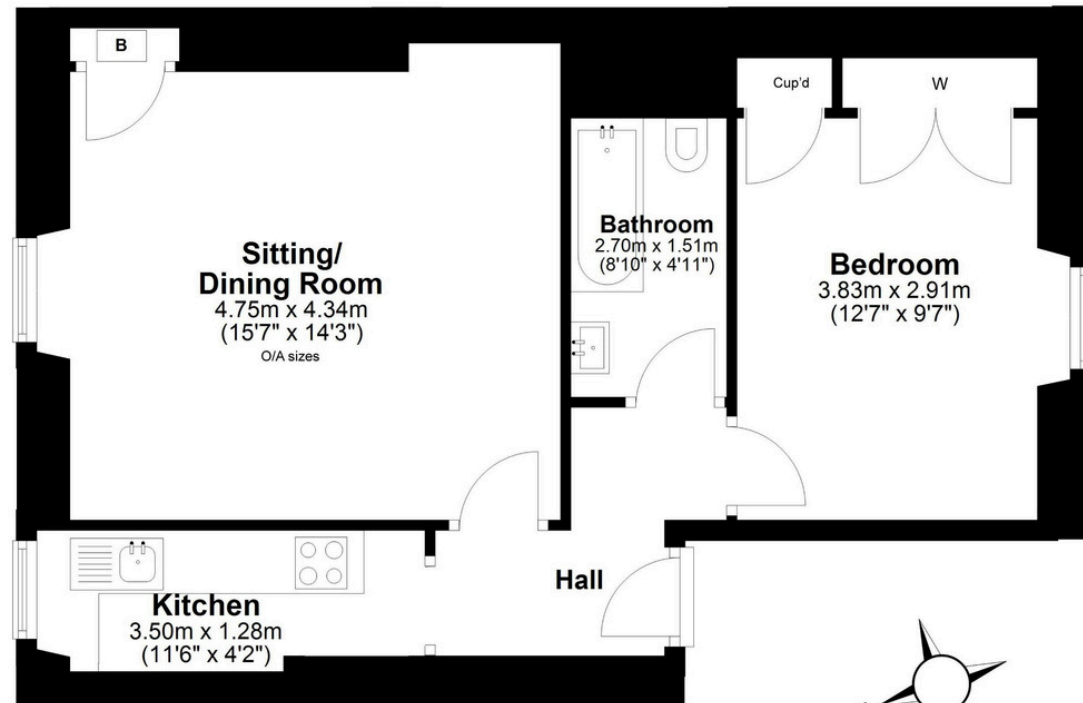


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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**First Floor**

Approx. 51.1 sq. metres (549.8 sq. feet)

## Location



SHARED GARDEN

The historic village of Gilmerton, dates back to the 16<sup>th</sup> century, is now a popular suburb of Edinburgh, lying approximately 4 miles south of the city centre. Ideally located for Edinburgh Royal Infirmary, the University of Edinburgh Medical School and the city by-pass. Excellent local amenities can be found on Drum Street, along with a large Morrisons on Gilmerton Road. More extensive shopping can be found at Cameron Toll or Fort Kinnaird, which also has an Odeon Cinema. Surrounded by countryside, there is a wealth of recreational opportunities, including numerous golf courses. The fabulous East Lothian coastline with its beaches and the beautiful Scottish Borders, are within easy reach.