NEILSONS

Solicitors & Estate Agents



Offers Over

£350,000

147 Drum Brae Drive

Drum Brae | Edinburgh | EH4 7SN

A fantastic opportunity has arisen to purchase this impressive, truly stunning extended end-terraced villa with south-facing private garden and driveway, situated close to excellent amenities, schooling and transport links. The accommodation would undoubtably appeal to the professionals and growing families and offers excellent sized accommodation.

- 3 Bedrooms
- 1 Public Room
- 2 Bathrooms & WC
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - D



Description

Beautifully upgraded to an exceptional standard by the current owner, this impressive home offers stylish, contemporary accommodation and is sure to appeal to growing families seeking a spacious home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with WC and useful storage cupboard, a bright and spacious extended reception room featuring a skylight and French doors opening onto the rear garden, and a stunning modern kitchen/dining room complete with integrated appliances and direct access to the garden. A practical utility room provides additional convenience. The well-proportioned principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room.





Upstairs, the property offers a spacious landing, two further generous double bedrooms, and a modern family bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating and double glazing throughout.

Extras

All fitted floor coverings will be included in the sale together with the induction hob, ovens, integrated fridge/freezer, integrated dishwasher, washing machine and tumble dryer.

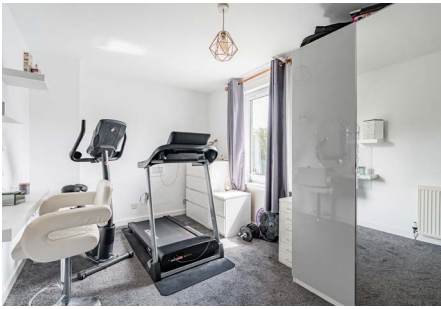
Gardens & Driveway

A real feature of this property is the fantastic sized south-facing private garden to the rear. Beautifully maintained, it features a combination of decking and lawn, creating the perfect space for children to play, outdoor entertaining, or simply relaxing in the warmer months. A garden shed, which is included in the sale, provides useful external storage.

To the front, a generous driveway offers convenient off-street parking for multiple vehicles.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

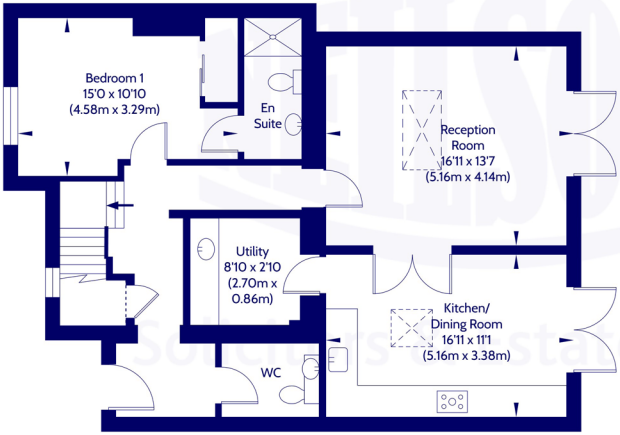
Drum Brae is an excellent location close to many amenities and transport links. Local convenience shopping is within easy walking distance of the property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. Excellent schooling catering for all age groups is easily accessible, and a frequent public transport service is literally on your doorstep offering swift access to Edinburgh city centre, Edinburgh Airport and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drum brae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drum brae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.



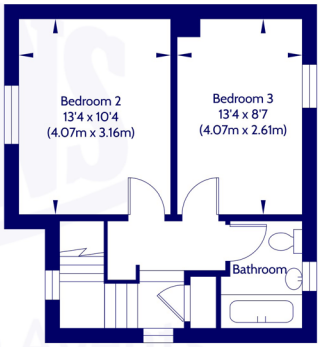


Approx. Gross Internal Floor Area 121 Sq M / 1303 Sq Ft.

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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