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Offers Over

£165,000

52 Drum Street

Gilmerton | Edinburgh | EH17 8RN

Superb opportunity to acquire this well-proportioned two bedroom ground floor flat, pleasantly positioned within the popular residential district of Gilmerton. Close to excellent local amenities and well-served by transport links, the property will appeal to a wide range of purchasers including first-time buyers, buy-to-let investors, and those looking to downsize.

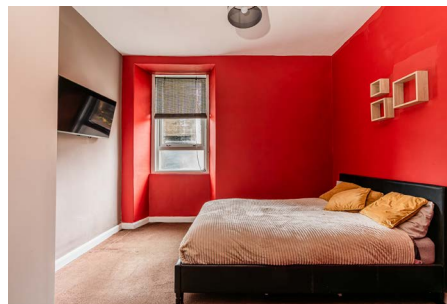
-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

This spacious and well presented main door lower villa The accommodation is accessed via a welcoming entrance hallway which provides access to the main living areas. To the front of the property lies a bright and spacious lounge, enjoying a pleasant outlook and featuring a gas fireplace along with two traditional press cupboards, offering excellent storage. The kitchen is smartly laid out and fitted with a range of integrated and freestanding white goods, complemented by taller-than-average cabinetry which provides particularly generous storage capacity. The principal bedroom is a comfortable double with ample space for freestanding furniture, while the second bedroom is a large single room offering flexibility for use as a home office or study if desired. The bathroom is fitted with a three-piece suite including a shower over the bath and is partially tiled for easy maintenance.

Further benefits include gas central heating, and double glazing throughout.



Gardens & Parking

Externally, the property benefits from a private south-west facing rear garden, providing a lovely space to relax and enjoy the sun. The garden also includes a shed for additional storage. For the car owner, there is unrestricted on-street parking to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

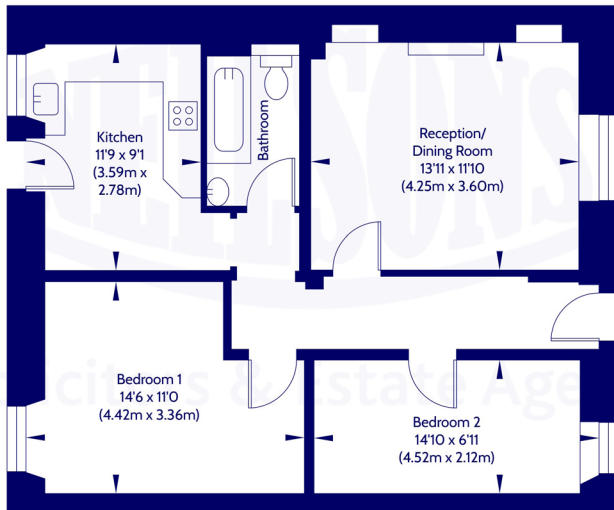
Drum Street forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services are close at hand Lasswade Road and Gilmerton Dykes Street operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 64 Sq M / 684 Sq Ft.

Ground 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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