










Offers Over  
**£200,000**

## 73 Drum Crescent

Gilmerton | Edinburgh | EH17 7EB

This delightful two-bedroom mid-terraced family home is presented in true walk-in condition and offers stylish, well-proportioned accommodation over two levels. The property will appeal equally to first-time buyers seeking a ready-made home and downsizers looking for manageable yet comfortable living space.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking Bays
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

kitchen diner. This impressive area forms the heart of the home and is fitted with an extensive range of floor and wall-mounted units, providing generous storage and worktop space. An integrated electric oven and hob, complete with a traditional extractor hood, ensure practicality for everyday cooking. The layout comfortably accommodates a dining table with seating for four, making it an ideal setting for family meals and entertaining alike.

From the kitchen, access leads into the lounge, a well-proportioned and inviting room decorated in fresh modern décor. Dual-aspect windows allow natural light to flood the space, creating a bright and airy atmosphere. A feature brick-effect fireplace provides an attractive focal point, adding warmth and character to the room. The upper level hosts two generous double bedrooms, positioned to the front and rear respectively. Both rooms continue the theme of tasteful modern décor and benefit from built-in storage, offering practical wardrobe solutions while maintaining ample floor space.

These rooms provide flexible accommodation, equally suited to family living, guest use, or a home office setup. The family shower room has been thoughtfully upgraded and features a modern white suite comprising a wash hand basin and WC, alongside a large walk-in shower enclosure fitted with an electric shower. The clean, contemporary finish enhances the overall appeal of the home.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances, fitted floor coverings, fitted blinds and bathroom mirror.

## Gardens

Externally, the property enjoys low-maintenance outdoor areas to both front and rear. The front garden is laid mainly with slabs and enhanced by established plants, bordered by attractive wrought iron railings. To the rear, the garden is again predominantly slabbed, complemented by mature shrubs that provide a good degree of privacy, perfect for relaxing or outdoor dining.

## Viewing

Please contact Neilsons on 0131 625 2222.





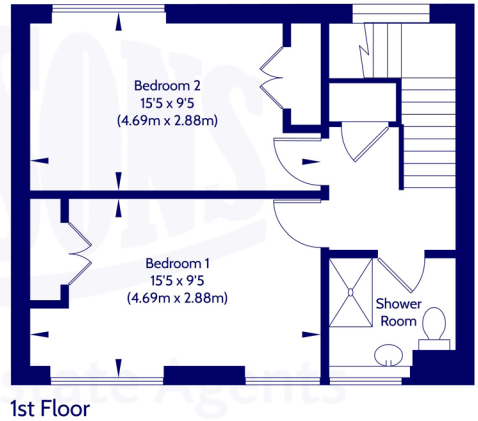
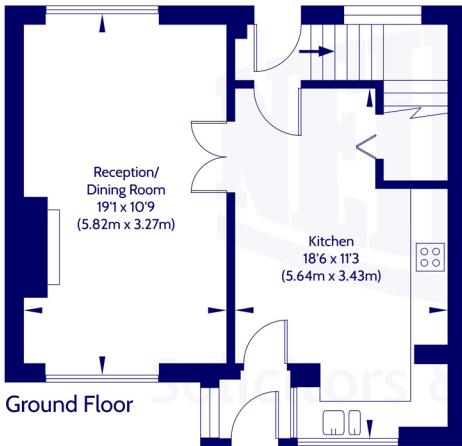
## Location

Gilmerton lies to the south of Edinburgh's City Centre, the property is well situated for access to many local shops and services with a Morrison's supermarket only a short distance away. Cameron Toll shopping centre together with Straiton Retail Park are both close at hand offering a more extensive range of shopping requirements. Good public transport services 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 Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with several golf courses. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 81 Sq M / 876 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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.



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