










Offers Over
£550,000

68 Drum Brae North

Drum Brae | Edinburgh | EH4 8AY

This impressive, beautifully presented extended detached bungalow with fantastic sized gardens, driveway and two garages, is pleasantly located in the popular district of Drum Brae. Situated close to excellent local amenities and transport links, the property offers well proportioned accommodation, making this an ideal family home and internal viewing is highly recommended to be fully appreciated.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway
Two Garages
-  EPC rating – C
-  Council tax band - G



Description

The accommodation in brief comprises; entrance vestibule leading to spacious welcoming entrance hallway with oak wooden floors and built-in storage, generously proportioned and bright bay-windowed reception room, modern fitted kitchen/dining room with door providing direct access to the rear garden, light and airy bay-windowed principal bedroom, further good sized double bedroom with fitted wardrobes and stunning bathroom with bath and separate shower cubicle. The upstairs accommodation comprises a further two well proportioned bedrooms with built-in storage facilities together with a contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

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

Gardens & Garage

To the front of the property lies a multi-vehicle driveway providing off-street parking and access to the garage with electric door. There is further off-street parking to the rear with an additional garage providing excellent space. The rear garden is a generous size and has areas of decking, lawn and patio. The ideal space to enjoy secluded outside dining/relaxing.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

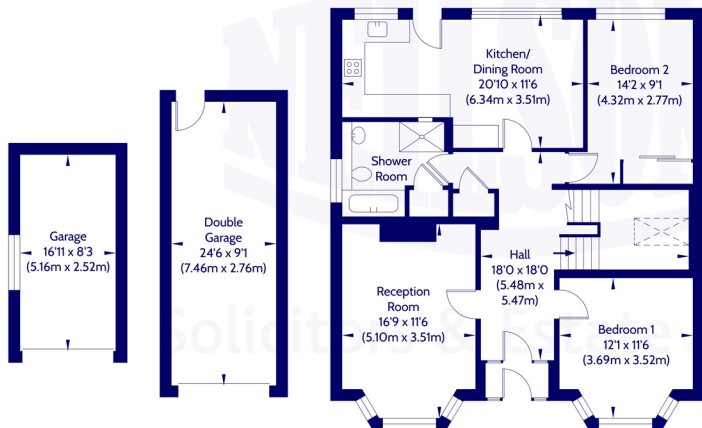
Drum Brae is a popular residential area, located to the north of the city centre and is popular with families. The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing an excellent variety of high street retailers, eateries and supermarkets. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas, the city centre and beyond. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club, and the Drumbrae Library and Community Hub. Nearby Corstorphine offers a full range of local amenities including restaurants, cafes and bars, together with the attraction of Edinburgh Zoo. 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.



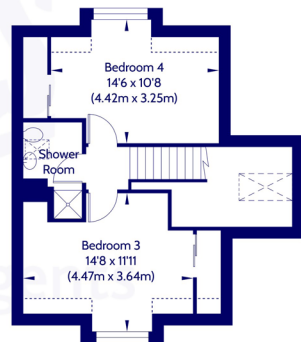


Approx. Gross Internal Floor Area 134 Sq M / 1439 Sq Ft.

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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