NEILSONS

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Offers Over

£350,000

74 Drum Brae South

Corstorphine | Edinburgh | EH12 8TH

An extended end of terrace house offering bright, versatile and flexible accommodation over two floors, with generous living space, up to six bedrooms and excellent storage throughout. Ideally situated close to excellent amenities, transport links and schools.

- 6 Bedrooms
- 1 Reception room
- 2 Bathrooms
- Private front and rear gardens
- Driveway
- EPC rating – C
- Council tax band - E



Description





The accommodation begins with a welcoming entrance hallway leading to a bright and spacious dual-aspect reception/dining room, providing an ideal setting for both everyday family living and entertaining. A breakfast bar connects the dining area to the kitchen, creating a sociable and practical layout. The kitchen is fitted with wall and base units, an integrated oven and hob and benefits from two large storage cupboards and direct access to the rear garden. Completing the ground floor is either a further reception room or double bedroom benefiting from its own en-suite shower room which is particularly well suited to guests, extended family or those seeking ground-floor bedroom accommodation. A staircase leads to the upper landing, where there is a useful walk-in storage/box room also housing the combi boiler, together with a separate shelved airing cupboard. There are five bedrooms on this level, comprising three doubles and two singles, offering ample space for family living, home working or hobbies. A family bathroom completes the upper accommodation. With its generous proportions, adaptable layout and abundance of storage, this property presents an excellent opportunity for larger or growing families seeking a spacious and practical home.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The kitchen appliances are to be included in the sale.

Gardens and Driveway

Externally, the property benefits from gardens to both the front and rear, with the enclosed rear garden providing a manageable outdoor space. A driveway to the front offers convenient off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).









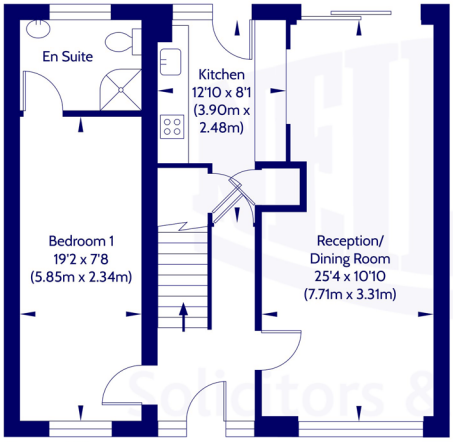
Location



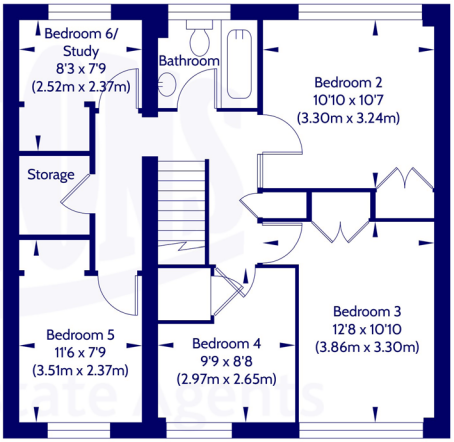


Corstorphine is a well-established and highly sought-after residential area, centred around its historic village heart and renowned for its excellent balance of green space, amenities and connectivity. Particularly popular with families, the area offers an excellent selection of well-regarded schooling together with convenient transport links both into the city centre and beyond. A wide range of local amenities can be found within easy walking distance, from independent retailers and everyday services to larger supermarkets including Tesco and Lidl, while several retail parks and shopping centres are easily accessible. The area is rich in outdoor space, with the extensive woodland walks of Corstorphine Hill Nature Reserve offering superb views across the Pentland Hills, the city skyline and the Firth of Forth. Additional leisure facilities include private health clubs, a number of highly regarded golf courses and the ever-popular Edinburgh Zoo. Excellent public transport services operate throughout the area, with easy access to the city centre, Edinburgh Airport and the wider motorway network, making Corstorphine an ideal location for commuters and families alike.

Approx. Gross Internal Floor Area 123 Sq M / 1323 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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