



43 Drum Crescent  
Gilmerton  
Edinburgh  
EH17 7EB







This well-proportioned terraced villa is located in Gilmerton, an established residential area lying to the south of the City Centre, and is close to many local amenities including a bank, post office, corner shop, and newsagents. Both Cameron Toll Shopping Centre and Straiton Park, with its variety of stores, are a short car journey away as are three supermarkets.

The area is well served by public transport giving easy access to the City Centre, and other areas, and it is particularly convenient for access to the City by-pass and on to the Scottish motorway network, the A1 and Edinburgh International Airport. In addition, both The Kings Buildings Campus of Edinburgh University and the Edinburgh Royal Infirmary are within easy commuting distance.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. All carpets and fitted floor coverings are included in the sale together with the integrated kitchen appliances.

Private gardens to front and rear.

## PROPERTY DETAILS

- Entrance Hall with carpeted staircase to upper floor. Large walk-in cupboard with additional under stair storage cupboard.
- Lounge / Dining Room with window to front and French doors providing direct access to the rear garden. Feature fireplace with wooden surround and electric fire. Dado rail. Space for good sized dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and hood. The washing machine and fridge/freezer, with water dispenser, are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Door to garden. Window to rear .

## Upper Floor

- Landing with attic access hatch.
- Large Double Bedroom with twin windows to rear. The free-standing wardrobes are included in the sale and provide excellent storage space.
- Second Double Bedroom with window to rear. Built in cupboard.
- Third Bedroom with window to front. Two built in cupboards.
- Stylish Shower Room with white two-piece comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower with rainhead fitting. Frosted window to rear.



Viewing by appointment on 0131 524 3800





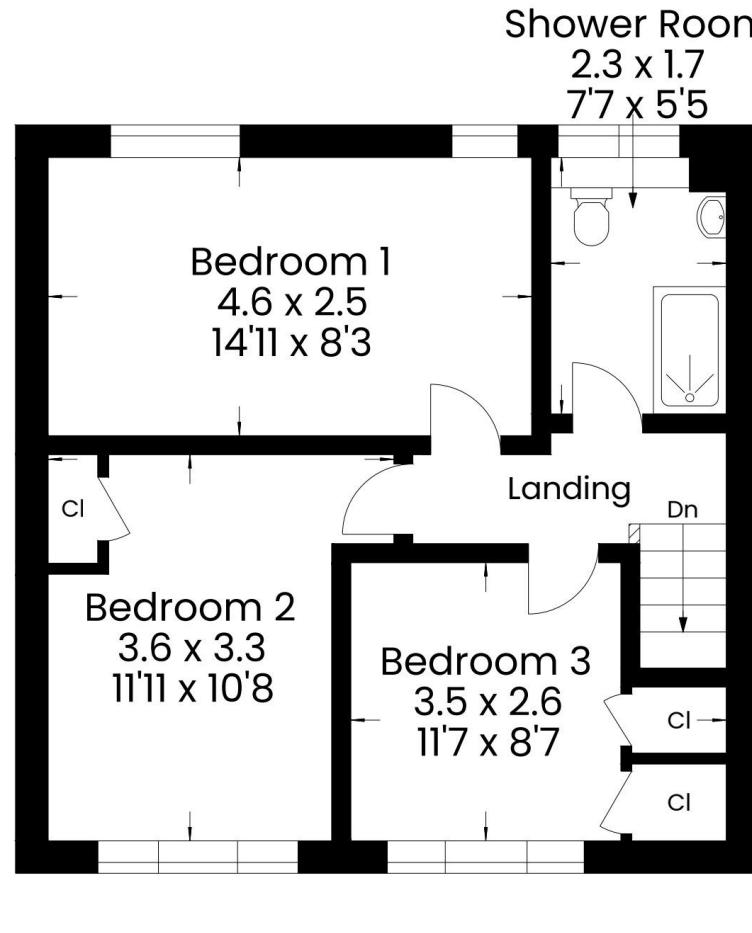
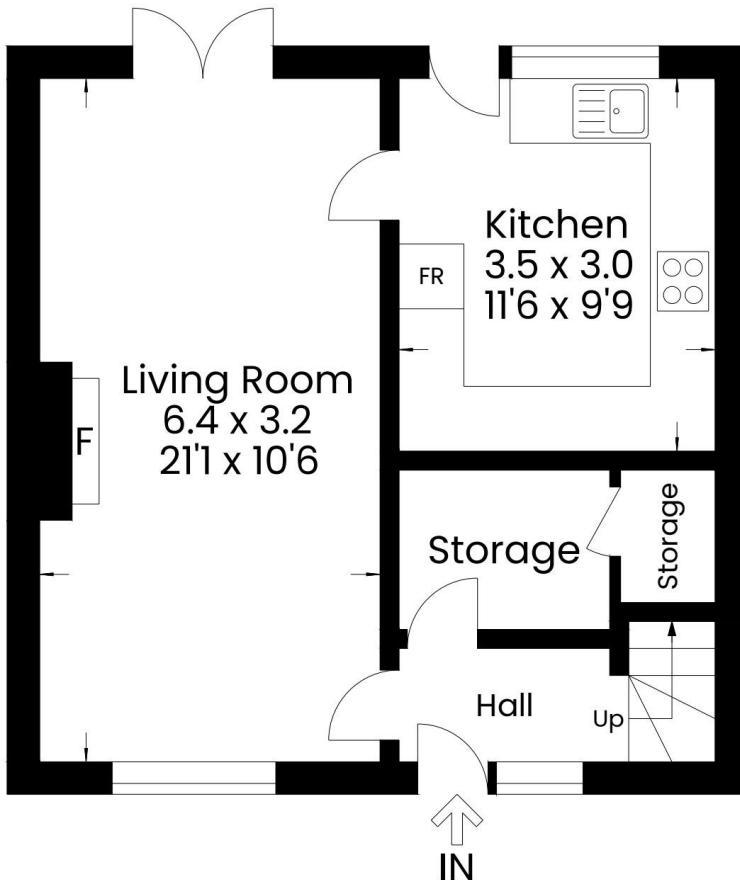




## EXTERNAL

The property features a private front garden which has been laid with decorative stones for ease of maintenance. The rear garden is fully enclosed and features decking and a patio with space for garden furniture. The garden features an attractive array of established plants and shrubs. External water tap.

- Energy Efficiency Rating - C
- Council Tax Band - C



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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