





Welcome

Welcome to 48/6 Drum Street, situated within a traditional building, this one-bedroom top flat is arranged over two floors and offers well-proportioned accommodation with a unique layout. The property is ideally located in the popular Gilmerton area of Edinburgh, close to many local amenities along with an excellent bus service to and from the city centre, whilst being conveniently placed for easy access to the City Bypass. This property would make an ideal first-time purchase or buy-to-let investment, combining traditional charm with practical modern living. We would recommend an early viewing.

- Entrance hall
- Living room rear facing with kitchen off
- Fitted kitchen
- WC and wash hand basin
- Staircase to the upper level
- Double bedroom with en-suite bathroom
- Gas central heating - please note the boiler is not in working order
- Double glazing
- Communal rear garden
- On street parking available





Gilmerton

Gilmerton is a popular suburb of Edinburgh, lying approximately four miles south of the city centre. Ideally located for Edinburgh Royal Infirmary, the University of Edinburgh Medical School and the city by-pass. Excellent local amenities can be found on Drum Street, along with a large Morrisons on Gilmerton Road. More extensive shopping can be found at Cameron Toll, Straiton Retail Park or Fort Kinnaird, which also has an Odeon Cinema. Surrounded by countryside, there is a wealth of recreational opportunities, including numerous golf courses. The City Bypass is within easy reach linking the major road networks.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and the integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or any movable items included in the sale.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

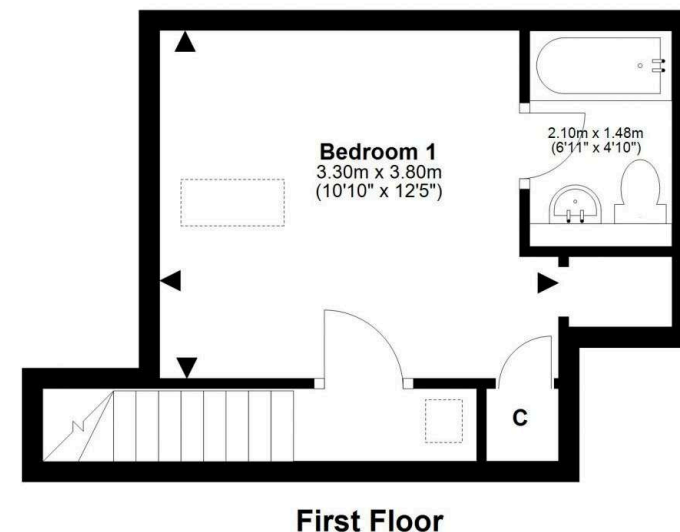
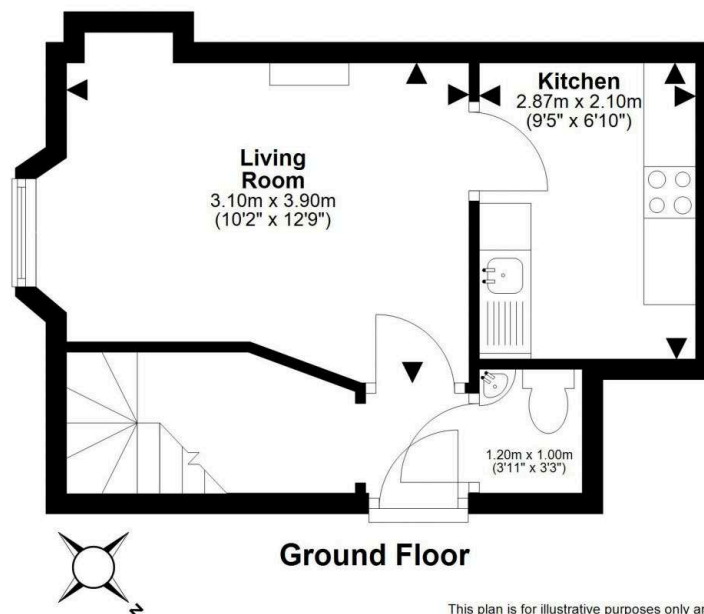
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.