NEILSONS

Solicitors & Estate Agents



Offers Over

£225,000

32B Drum Brae South

Corstorphine | Edinburgh | EH12 8SU

A charming main door upper villa, forming part of an attractive stone-fronted terrace and enjoying a superb high amenity location in the capital's desirable Corstorphine area.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Allocated parking space
- Communal garden
- EPC rating – C
- Council tax band - D



Description

The property is brimming with character and charm, offering a lovely, homely cottage feel throughout. It would make an ideal first home or provide a comfortable option for those looking to downsize to something a little more manageable.

Accessed via a private main door and entrance stair, the accommodation briefly comprises; welcoming hallway with laminate flooring, attractive south facing reception/dining room with focal fireplace, shelved press and a useful built-in storage cupboard and a well-equipped kitchen which has been fitted with a variety of white base units, complete with splash tiling, coordinated worktops and a built-in oven, hob and extractor.

Along the hallway you have two well-proportioned double bedrooms, and a stylish luxury bathroom with focal clawfoot bath, WC, basin and Victorian style fittings, tiling and flooring.





Extras

All floor coverings, light fittings, blinds, white goods and integrated appliances are included.

Gardens and Parking

There is an enclosed shared drying green to the rear of the building together with a low maintenance communal space to the front. The property also boasts its own allocated parking space.

Viewing

By appointment through Neilsons (0131 625 2222).









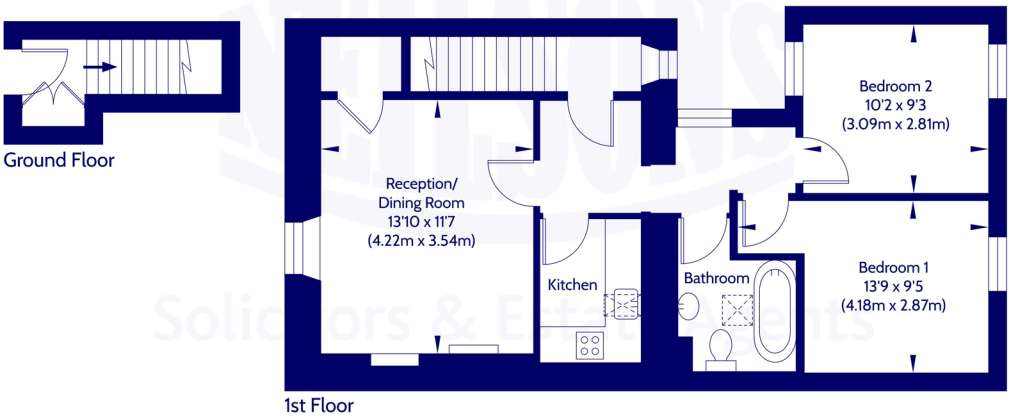
Location

Drum Brae South forms part of the popular residential area of Corstorphine which is well served by local retailers. It offers a full range of banks, Post Office, restaurants, cafes and bars and bistros together with a Tesco Extra and the local attraction of Edinburgh Zoo. The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing additional high street named shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City Centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drum Brae Library and Community Hub. The area is ideal for commuters as links to Edinburgh Gateway Station, the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 60 Sq M / 644 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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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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