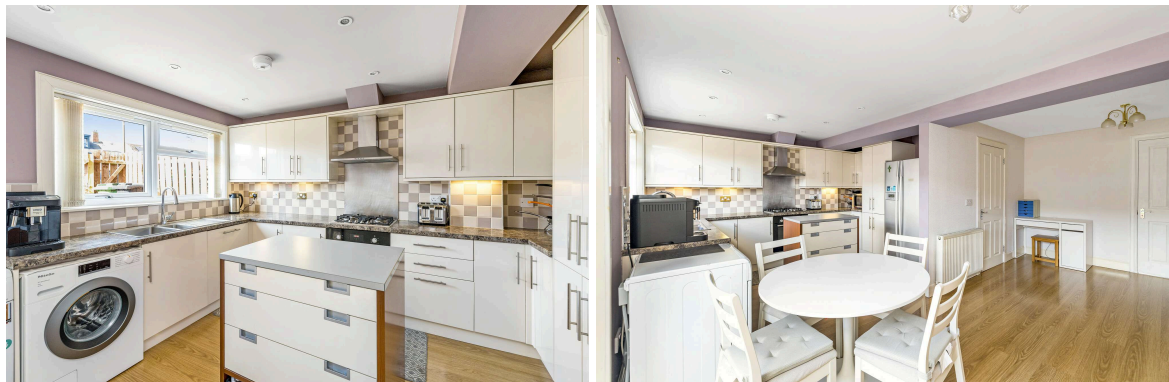




21 Drum Avenue
GILMERTON | EDINBURGH | EH17 7EF


warners
solicitors & estate agents



21 Drum Avenue

Gilmerton | Edinburgh | EH17 7EF

This well-proportioned extended mid-terraced home offers flexible living space and is perfectly suited to first-time buyers, young professionals, or a growing family. Quietly positioned within the ever-popular suburb of Gilmerton, the property enjoys a peaceful setting while remaining close to a wide range of local amenities, reputable schooling, and excellent transport links providing easy access to the City Centre, motorway network, and further afield. The property further benefits from access to a residents' car park, ensuring convenient off-street parking.

The accommodation on the ground floor comprises a bright and spacious living room, a generous dining room ideal for entertaining, and a modern fitted kitchen with ample storage and worktop space. A useful utility area has been thoughtfully incorporated within the entrance hallway, adding to the home's practicality. On the first floor, there are three well-proportioned bedrooms and a family bathroom, offering comfortable and versatile accommodation for a variety of needs.

Externally, the property boasts a small front garden, while to the rear there is a decked patio area, perfect for outdoor dining and relaxation. Further enhancing the property is a floored attic room, accessed via a Ramsay ladder, providing excellent additional storage or potential for a hobby or workspace.

With its appealing layout, outdoor space, parking provision, and convenient location, this property represents an excellent opportunity to secure a lovely home in a sought-after residential area.

- Extended mid-terraced home with spacious, flexible layout
- Sought-after, quiet location in Gilmerton with excellent transport links
- Bright living room, dining room, and modern fitted kitchen
- Three well-proportioned bedrooms plus floored attic room
- Private rear decked patio and small front garden
- Residents' car park for convenient off-street parking

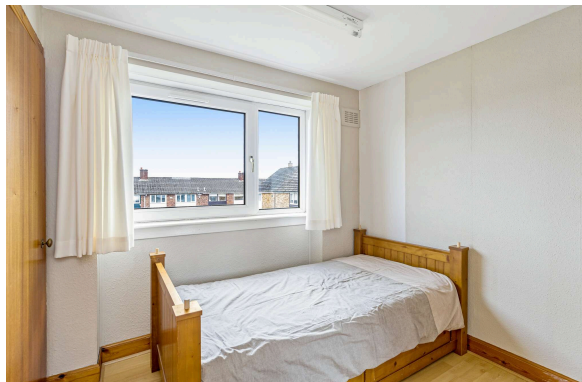
Council tax C, energy rating C, there is no factor fee associated with this property.

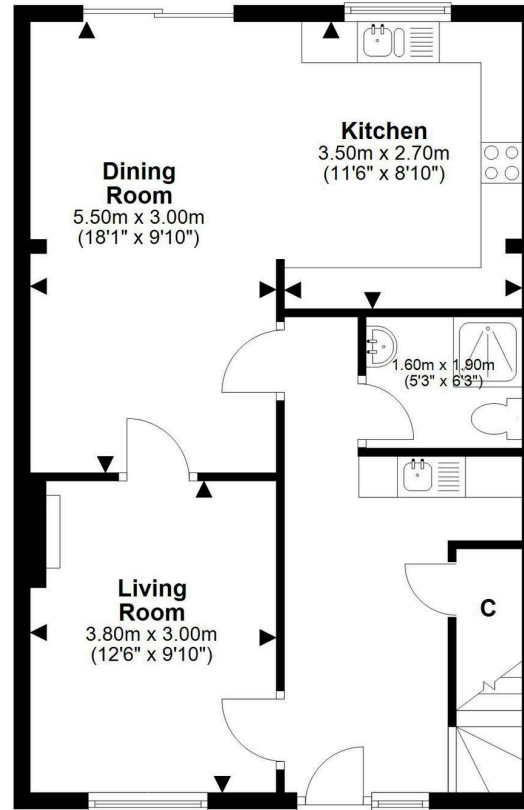
All furniture and electronic appliances are included in the sale of this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

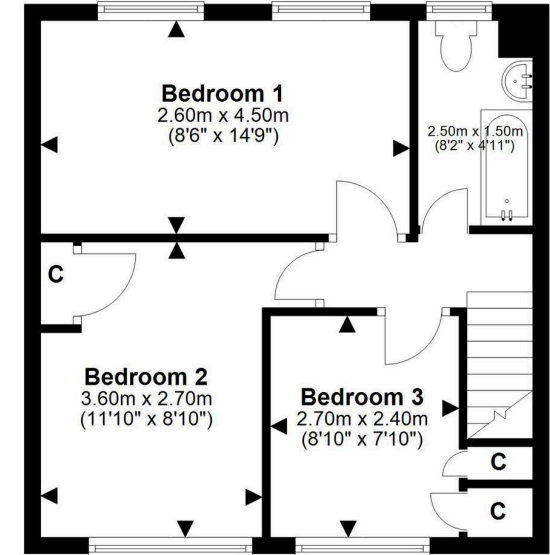


The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

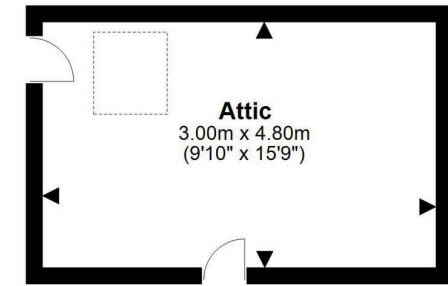




Ground Floor



First Floor



Attic

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.