

KILGOUR

PROPERTY



120 Drum Brae Drive, Edinburgh, EH4 7SJ





- Living Room
- Kitchen/Dining Room
- Family Room
- WC
- 3 Bedrooms
- Attic Room
- Bathroom
- Double Glazing
- Gas Central Heating
- Private Garden to Rear
- Private Driveway
- Electric charging point
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

An excellent opportunity to acquire this spacious and extended three-bedroom mid-terrace home, offering flexible family accommodation that benefits from a handy attic conversion that offer further options to the space on offer. Well presented throughout, the property provides generous living space, making it an ideal choice for growing families or those seeking additional room to work from home.

The accommodation comprises a welcoming entrance hallway, a bright and spacious Living Room, and a well-appointed kitchen/Dining Room with ample storage, family room and a WC. On the first floor are three well-proportioned bedrooms and a family bathroom. The converted attic, as mentioned offers valuable additional options to the buyer.

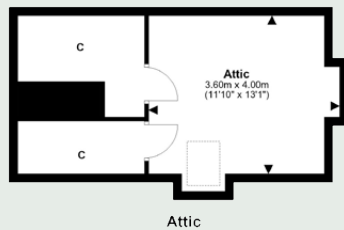
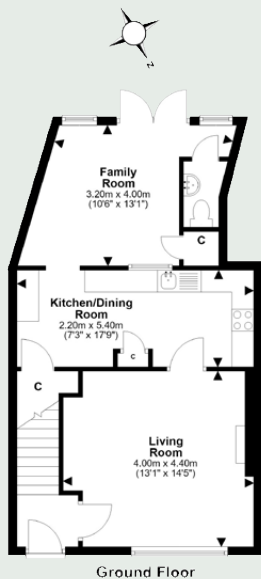
Externally, the property enjoys a private driveway providing convenient off-street parking and a fully enclosed rear garden,

Location

This property is located in the Drum Brae area of western Edinburgh. The neighbourhood is popular with families and professionals thanks to its excellent local amenities, well-regarded schools, and convenient transport links to Edinburgh city centre and beyond.

Residents benefit from a range of nearby shops and supermarkets, including Tesco, Scotmid and Lidl, while larger retail and leisure facilities can be found at The Gyle Shopping Centre and Corstorphine. The area is well served by regular bus services, and both South Gyle railway station and Edinburgh Airport are easily accessible.

For outdoor enthusiasts, the area enjoys close proximity to green spaces including Clermiston Park, Corstorphine Hill, Cramond Beach and the scenic waterfront along the Firth of Forth. A selection of primary and secondary schools are also within easy reach, making the location particularly attractive to growing families.

1 3 1 C
ABC
EPC BANDD
COUNCIL TAX BAND

Living Room	13'1 x 14'5	4.00m x 4.40m
Kitchen/Dining Room	7'3 x 17'9	2.20m x 5.40m
Family Room	10'6 x 13'1	3.20m x 4.00m
Bedroom 1	8'10 x 15'5	2.70m x 4.70m
Bedroom 2	11'6 x 10'6	3.50m x 3.20m
Bedroom 3	8'2 x 12'2	2.50m x 3.70m
Bathroom	5'7 x 6'11	1.70m x 2.10m
Attic Room	11'10 x 13'1	3.60m x 4.00m







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