



1 Drum Crescent, Ferniehill, Edinburgh, EH17 7DU



## Welcome

Welcome to Drum Crescent, two bedroom terraced property offers bright and spacious accommodation, externally there are private gardens to the front and to the rear along with ample residents and visitors parking. Ideally located in our popular residential area within the Ferniehill district of Edinburgh, close to an abundance of local amenities, schooling and swift transport links, the property is also within easy proximity to the Edinburgh Royal Infirmary Hospital. This property would be suited to the first time buyer families or indeed an investment opportunity.

- Spacious lounge with access to the rear porch
- Spacious and well equipped dining kitchen
- Rear porch with access to the rear garden and storage cupboard
- Two double bedrooms
- Bathroom with bath and shower over the bath
- Upper hall with cupboard and access to the attic
- Gas central heating
- Double glazing throughout
- Private low maintenance gardens to the front and to the rear
- Ample residents and visitors parking available





## Ferniehill

The popular Ferniehill/Gilmerton area of Edinburgh lies to the south of the city centre. There are 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 commuter routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Edinburgh Royal Infirmary.

## Extras

Included in the sale are: All floor coverings, light fittings, cooker, washing machine, fridge/freezer and fireplace. Other items may be available by separate negotiation.



# Get in touch

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 0131 240 3818

Property Hub:

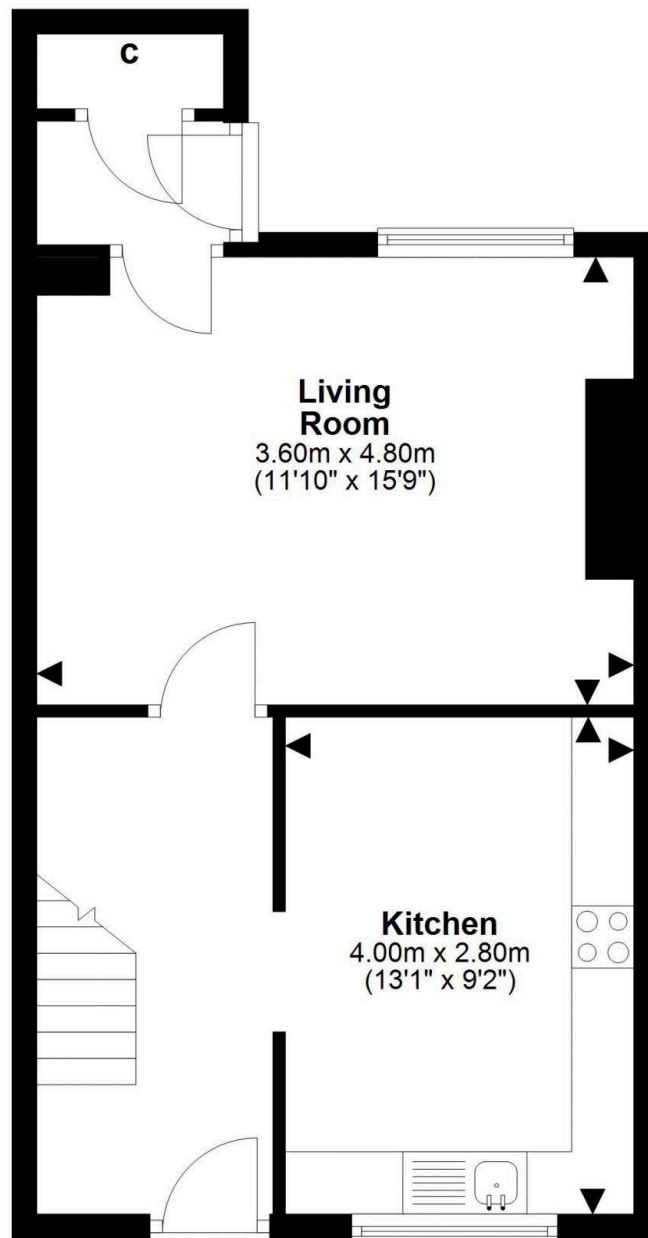
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

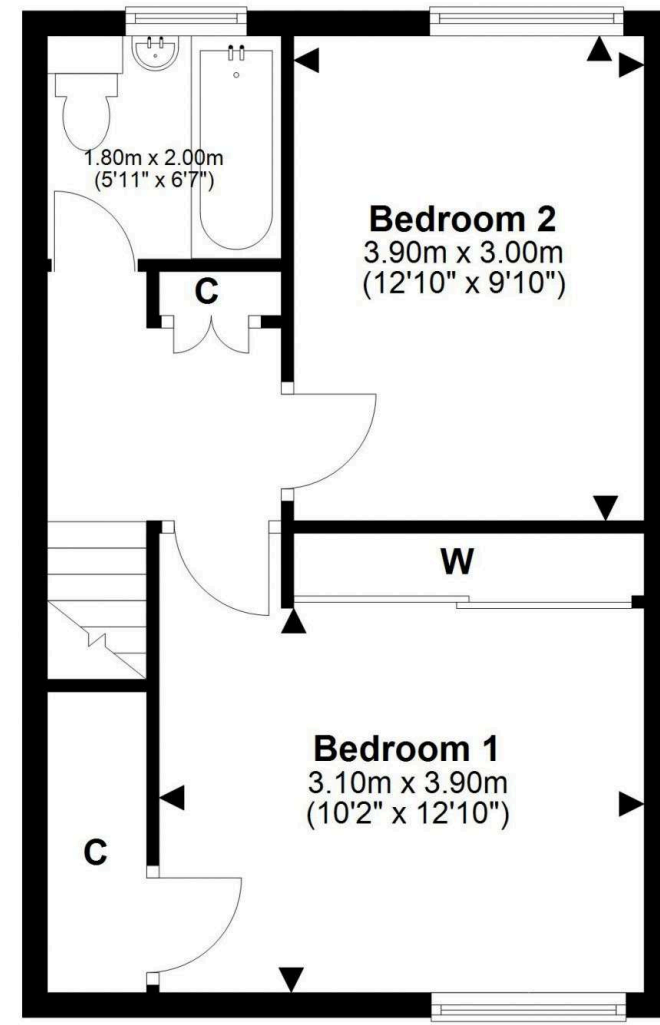
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



**Ground Floor**



**First Floor**

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.