










Offers Over

£365,000

41 Drum Brae North

Drum Brae | Edinburgh | EH4 8AT

Situated in the popular Drum Brae area of Edinburgh, this extended and converted semi-detached bungalow offers spacious and flexible accommodation, located close to local amenities, schooling and transport links. Set within private gardens and further benefiting from a garage, the property now requires full upgrading and modernisation, presenting an excellent opportunity for a purchaser to renovate and create a superb home to their own specification.

-  4 bedrooms
-  2 public rooms
-  1 bathroom
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band – F



Description

You enter a vestibule and hallway which leads to a large lounge, and a separate dining room with access to the garden and open plan to the kitchen, which is fitted with a range of wall and base units. There are two double bedrooms on this level, one featuring a fireplace and currently utilised as a dining room, while the other benefits from built-in wardrobes. A partially tiled bathroom fitted with a white suite and shower over the bath completes the ground floor accommodation. Upstairs, the landing provides access to eaves storage and two further bedrooms. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the cooker, fridge/freezer, freezer and dishwasher.

Gardens & Parking

Externally the property has generous gardens to the front, side and rear, a detached single garage and a driveway.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

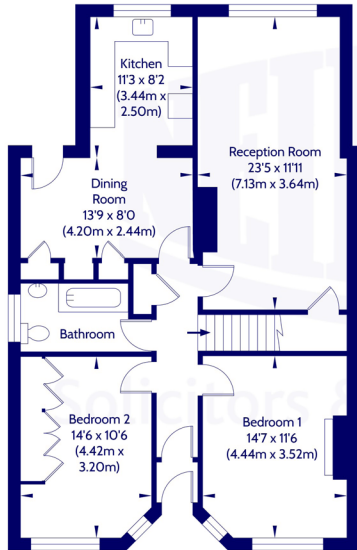
Drum Brae is a popular residential area, located to the north of the city centre and is popular with families. The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing an excellent variety of high street retailers, eateries and supermarkets. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas, the city centre and beyond. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club, and the Drumbrae Library and Community Hub. Nearby Corstorphine offers a full range of local amenities including restaurants, cafes and bars, together with the attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.



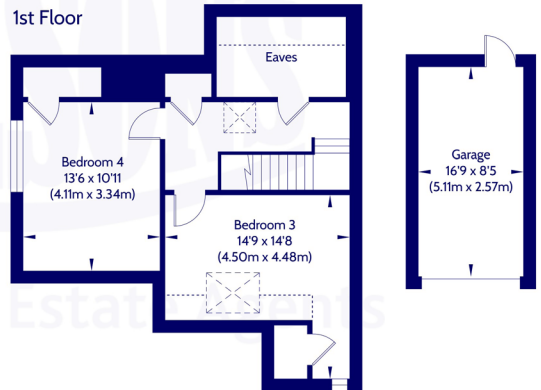


Approx. Gross Internal Floor Area 136 Sq M / 1459 Sq Ft.

Ground Floor



1st Floor



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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