



29 Drum Avenue
GILMERTON | EDINBURGH | EH17 7EF


warners
solicitors & estate agents



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Nestled on a quiet street in the heart of Gilmerton, moments from excellent amenities, quick transport links and vast open green spaces is this well-proportioned and seldom available end terrace house. Boasting stunning, sun trapped wrap-around garden grounds, ample resident's off street parking, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge that spans the full length of the home, a kitchen with dining space and deep storage cupboard and following up a carpeted staircase the upper level enjoys three large double bedrooms and the villa is completed by a stylish bathroom with shower over bath. Externally the fully enclosed wrap-around gardens enjoy colourful plants, trees and shrubs and a useful shed.

- Rarely available end terraced house
- Quiet setting near the park with large garden grounds
- Free off street resident's parking
- Welcoming hallway
- Bright dual aspect lounge
- Three large double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

Energy Rating C and Council Tax C.

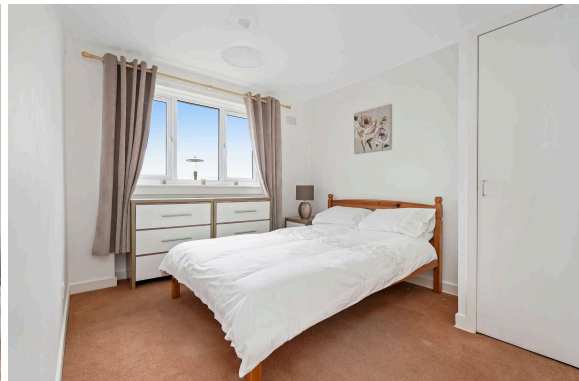
All fittings, fixtures, furniture and white goods are included in the sale.

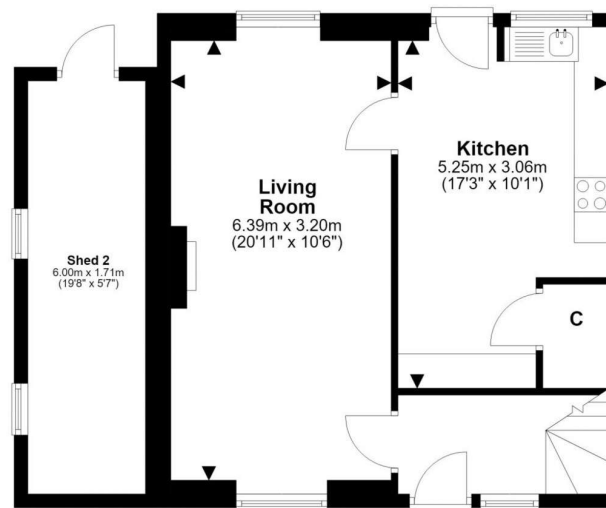
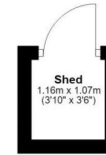
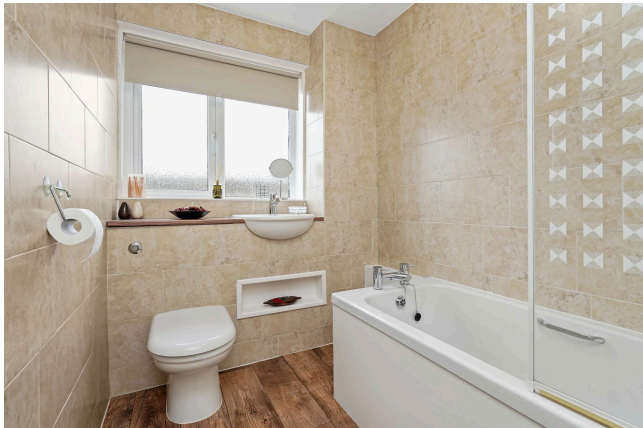
The large clock in the kitchen is not included in the sale.

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

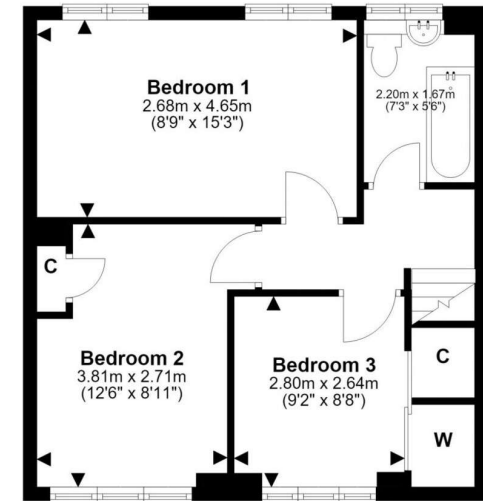


The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which 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

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.