










Offers Over

**£250,000**

## 140 Drum Brae Drive

Drum Brae | Edinburgh | EH4 7SJ

An immaculately presented end terrace villa, ideally situated for convenient access to local amenities, transport links and nearby green spaces. Having been thoughtfully upgraded, the property offers bright, well proportioned accommodation with a modern finish throughout. It also boasts private gardens, providing excellent outdoor space, and will appeal to a wide range of buyers including first time purchasers, professionals and young families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front & rear gardens
-  Unrestricted on street parking
-  EPC rating – C
-  Council tax band - D



## Description

In true move in condition, the ground floor opens to a welcoming entrance hall leading to a light and airy lounge, complete with a charming wood burner, ideal for cosy evenings. The modern dining kitchen is fitted with sleek white wall and base units, with coordinated worktops and subway style splashback tiling, while an understairs storage cupboard adds practicality. A door from the kitchen provides direct access to the private garden, creating a seamless flow between indoor and outdoor living.

Carpeted stairs with a window allowing in natural light, lead you to the first floor where there are two double bedrooms, one with a good size built in wardrobe, and a contemporary bathroom with a white suite, overhead rainfall shower, and heated towel rail. The property further benefits from a partially floored attic, gas central heating and double glazing.



## Extras

Included in the sale will be the electric oven and hob, washing machine and integrated fridge/freezer and dishwasher. Other furniture may be available by separate negotiation.

## Gardens and parking

The property features a gravelled front garden, with potential to provide off street parking subject to the necessary consents. To the rear lies a generous, fully enclosed lawned garden with a decking area—perfect for outdoor dining, relaxing in the warmer months, and providing a safe space for children and pets. Additionally, a fully insulated outbuilding with lighting offers versatile space for a variety of uses. There is unrestricted on street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).



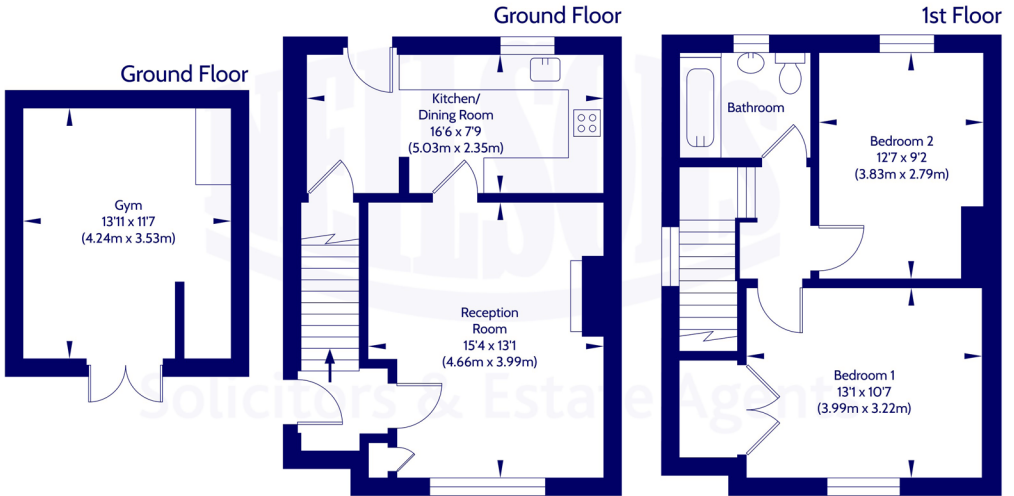


## Location

Drum Brae Drive forms part of an established residential district close to a variety of local retailers serving everyday needs. Additionally, there is a Tesco Extra supermarket nearby, together with the Gyle Shopping Centre. The city centre and surrounding areas are easily accessible by means of frequent public transport. There are nearby local schools at all levels, including Clermiston Primary and Royal High School providing an excellent purchase for the growing family. Leisure and recreational opportunities include the Drum Brae Leisure Centre, local golf courses and the Drum Brae Library and Community Hub. Nearby Corstorphine offers a full range of shops, restaurants, cafes and pubs, 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 within convenient commuting distance.



Approx. Gross Internal Floor Area 73 Sq M / 783 Sq Ft.



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.



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