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Offers Over

£415,000

39 Drum Brae Gardens

Corstorphine | Edinburgh | EH12 8SY

Occupying a substantial corner plot within a popular and well-established residential area, this spacious three-bedroom detached bungalow offers generous and flexible accommodation all on one level. Ideally positioned close to an excellent range of local amenities, highly regarded schooling and excellent transport links, the property will appeal to a wide variety of buyers including families, downsizers and those seeking a home with extensive private gardens.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – F
-  Council Tax Band - F



Description

A welcoming entrance vestibule leads into the central hallway, which provides access to the principal accommodation and benefits from useful storage and access to the attic. The impressive front-facing living room is a bright and inviting space, enhanced by a beautiful bay window, an attractive open fireplace and a useful storage cupboard, creating a comfortable focal point for everyday living.

To the rear of the property, the spacious dual-aspect lounge and dining room offers exceptional versatility, with ample room for both lounge and dining furniture. A second open fireplace creates a warm and welcoming atmosphere, while built-in storage adds further practicality. This generous room is ideal for family gatherings or entertaining guests. The kitchen is fitted with a range of wall and base units with partially tiled splashbacks and benefits from direct access to the side garden. Included within the sale are a freestanding cooker, fridge freezer and washing machine, while two useful storage cupboards, including a shelved pantry, provide excellent additional storage. The property offers three well-proportioned bedrooms. The principal bedroom is a bright front-facing double, while the second bedroom is another generous double overlooking the side of the property and benefits from a fitted wardrobe. The third bedroom enjoys a rear-facing aspect and offers excellent flexibility, making it equally suitable as an additional reception room, home office or formal dining room if preferred. The accommodation is completed by a family bathroom with useful storage cupboard and is fitted with a walk-in shower featuring a rainfall shower head and partially tiled walls.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property enjoys beautifully established gardens wrapping around three sides of the home. The front garden is predominantly laid to lawn with an abundance of mature plants and shrubs creating an attractive first impression. The side garden incorporates a greenhouse, potting shed, timber shed and a paved patio area, while the expansive rear garden offers generous lawned areas surrounded by mature trees, shrubs and colourful planting, providing a peaceful and private setting. A private driveway completes the property and provides convenient off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

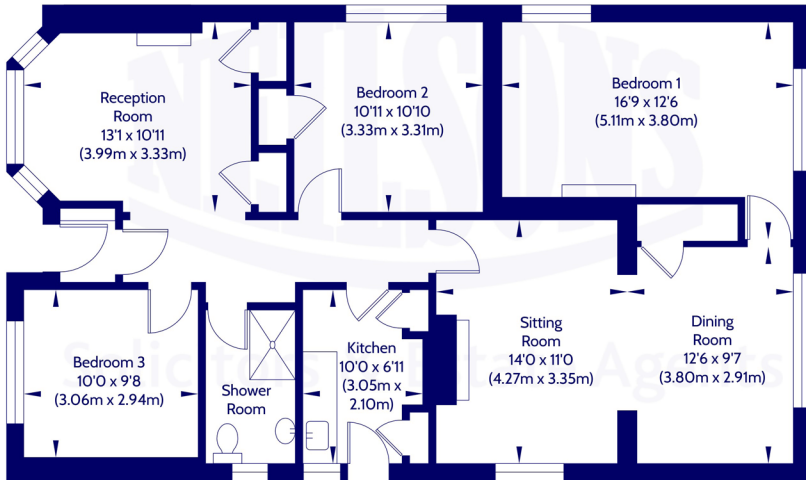
The property is located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill and Edinburgh Zoo. The area is well served by local public transport with frequent bus services to the city centre, airport and Edinburgh Gateway. By car, the location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area 102.01 Sq M / 1098 Sq Ft.

Ground 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.



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