129/2 Drum Street

GILMERTON | EDINBURGH | EH17 8RJ

warners
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Well-presented one-bedroom first floor modern apartment within a prime area and close proximity to an excellent range of amenities to the South of the city centre, and within close proximity to the City By-pass alike. This property would make an excellent first purchase or buy to let investment and offers a low maintenance flat in a highly sought after area.

The property comprises an entrance hall with secure entry system, a living room with dining area, a fully fitted kitchen currently comprising a gas hob, oven, fan, washing machine and fridge/freezer. There is also a well -proportioned bedroom with built in storage and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a shared garden and residents parking.

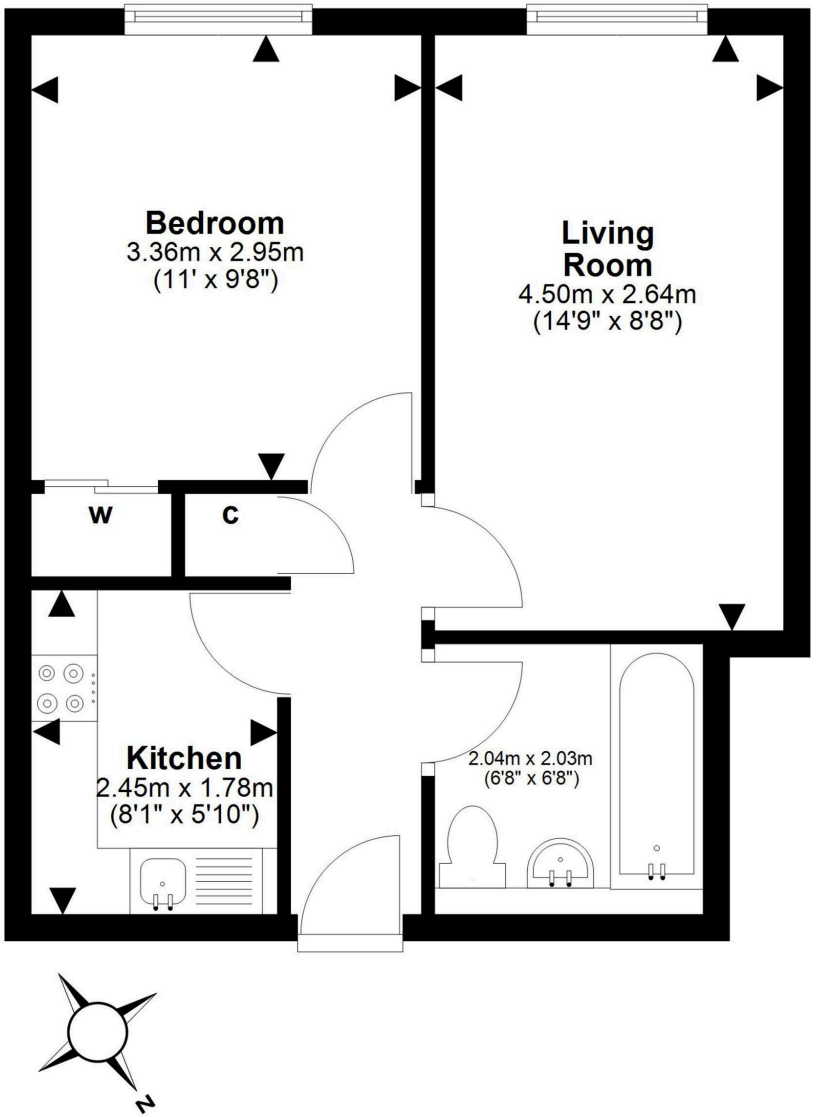
- Entrance hall with secure entry
- Fully fitted kitchen
- Living room with dining area
- Well-proportioned bedroom with built in storage
- Bathroom with shower over the bath
- Shared rear garden and residents parking

Council tax band B, energy rating D
There is no factor fee associated with this property

All fixtures, fittings, integrated kitchen appliances and washing machine will be included in the sale of the property

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 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 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.



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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com