



119 Drum Brae South
Corstorphine, Edinburgh, EH12 8TL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall and storage.
- Attractive living room with feature wood burner stove.
- Modern fitted kitchen with appliances.
- Conservatory with access to rear garden.
- Good sized double bedroom with fitted storage.
- Single bedroom on ground level.
- Contemporary family bathroom with shower.
- Upper Landing.
- Generously proportioned double bedroom part of attic conversion.
- Home office/study.
- Gas Central Heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage.
- Enclosed child friendly garden to rear.



GENERAL DESCRIPTION

An extended semi-detached bungalow situated within the much sought after Corstorphine district of the City, perfectly positioned for access to Edinburgh City Centre and a wide range of local amenities. The property would make an excellent family home in a great location.

COUNCIL TAX BAND: E
TRAIN STATION: APPROXIMATELY 1.5 MILES TO SOUTH GYLE TRAIN STATION.
AIRPORT: APPROXIMATELY 4.4 MILES TO EDINBURGH AIRPORT
BUSES: WITHIN 100 METRES

LOCATION

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure Club and Corstorphine Hill and Cammo provide a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for East Craigs Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

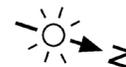
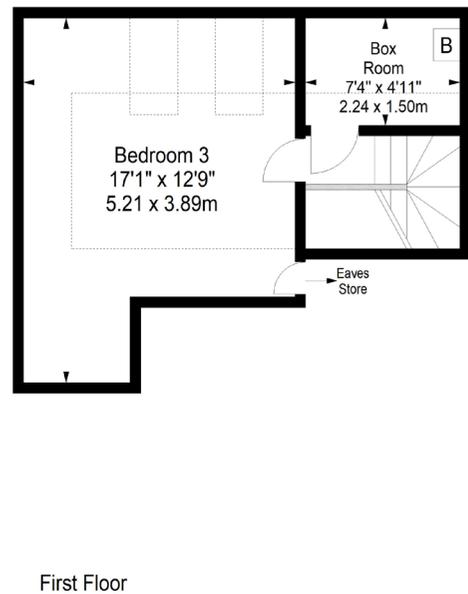
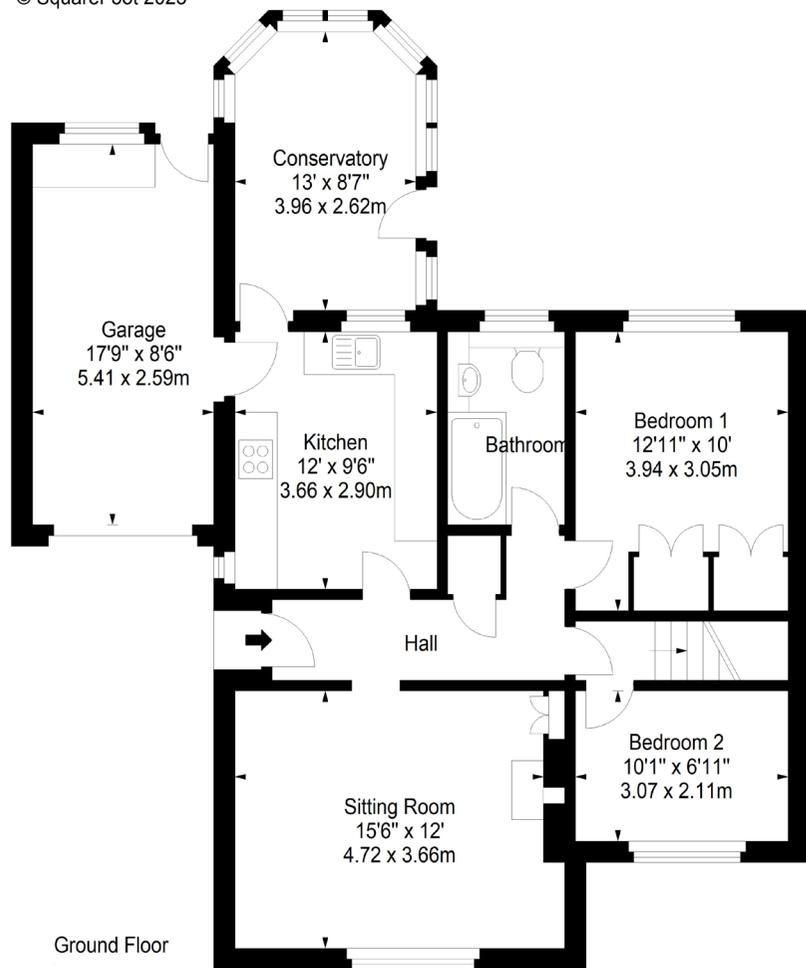
EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, FRIDGE, AUTOMATIC WASHING MACHINE AND DISHWASHER. A FREEZER AND TUMBLE DRYER WITHIN THE GARAGE WILL ALSO BE INCLUDED IN THE SALE PRICE ALONG WITH THE GARDEN SHED. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.

**Drum Brae South,
Edinburgh,
Midlothian, EH12 8TL**



Approx. Gross Internal Area
1239 Sq Ft - 115.10 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.