









Solicitors & Estate Agents



192 Drum Brae Drive

Drum Brae | Edinburgh | EH4 7SQ

An immaculately presented and extended, two/three bedroom semi-detached house, located to the north of the City Centre, in the popular residential district of Drum Brae. Close to good local amenities and commuting links, this home is sure to appeal to both professionals and families alike and early viewing is recommended.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private rear garden with summerhouse
-  Driveway
-  EPC rating – C
-  Council tax band - D



Description

In move in condition, the accommodation is set over two levels, with downstairs briefly comprising of a welcoming hallway, bright lounge to the front with feature fireplace, a stylish kitchen (fitted 2023) with sleek wall and base units and co-ordinated worktops, understairs storage cupboard and French doors leading into the garden, and the extension to the side which is currently used as a family/dining room but would also make a great third bedroom with the benefit of an en-suite shower room off.

As you move upstairs, there is a naturally lit landing, bedroom one has a built in wardrobe plus 2 storage cupboards, bedroom two also has a built in wardrobe, and completing the accommodation is the fully tiled bathroom with shower over bath. There is an insulated attic space with Ramsay ladder offering further storage.

The property further benefits from gas central heating and double glazing.



Extras

Most fixtures and fittings plus the dishwasher, washing machine, induction hob, double electric oven and two garden sheds are included in the sale.

Gardens & Driveway

There is a delightful landscaped garden to the rear complete with easy maintenance astro turf and a decked area for outdoor dining in the summer months, plus a useful summerhouse which is insulated and has power and light. A driveway provides off street parking and there is also on street parking available.

Viewing

By appointment through Neilsons (0131 625 2222).





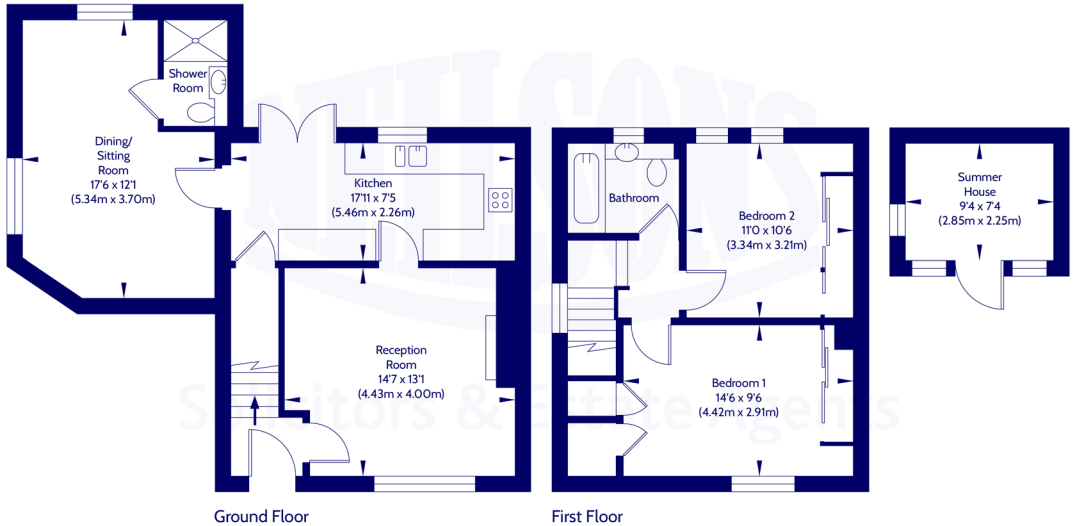
Location

Drum Brae Drive forms part of an established residential district close to a wide variety of local retailers serving everyday needs. Additionally there is a Tesco Extra supermarket close at hand 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, 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 Forth Road Bridge and Edinburgh International Airport are all within convenient commuting distance.





Approx. Gross Internal Floor Area 89.95 Sq M / 969 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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