



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



# **21, DRUM BRAE DRIVE**

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**EDINBURGH, EH4 7BY**





## 21, DRUM BRAE DRIVE

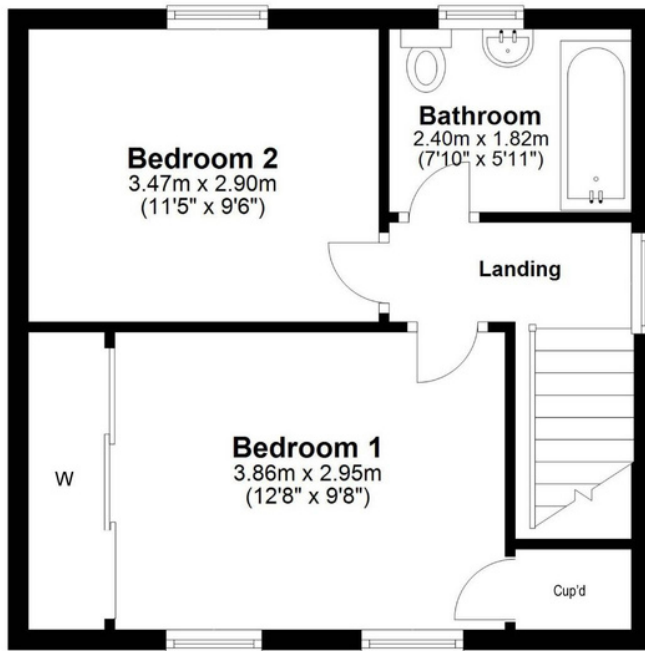


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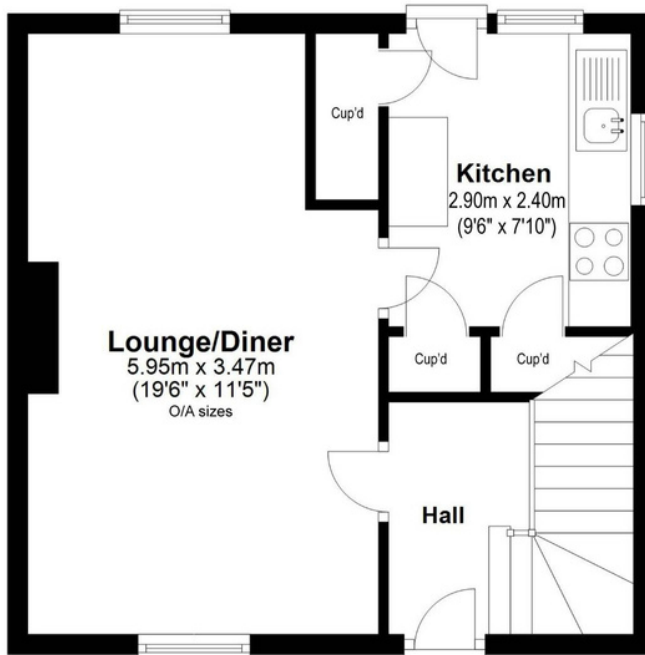
**L**ovely two bedroom end of terrace villa, with private front and rear gardens, along with valuable off street parking, close to excellent amenities, schooling, and transport links in popular Corstorphine.

# FLOORPLAN



## First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



## Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total Area: approx. 71.0 sq. metres (763.9 sq. feet)



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567

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Set back behind a neat front garden and monoblock driveway, the front door opens into an airy hallway leading to a spacious dual aspect lounge diner, with scope for various furniture arrangements. The bright kitchen enjoys fitted cabinets, plus additional storage provided by three built-in pantries and direct access out to the south facing rear garden. There is a freestanding gas cooker, plus an under counter fridge, included in sale. Returning to the hall, stairs lead up to a landing, where natural light floods in from a picture window. Here there are two double bedrooms and a well-proportioned three piece bathroom. The spacious master bedroom features twin windows as well as a built-in cupboard and large, mirrored fitted wardrobes. Gas central heating and double glazing is fitted throughout. The jewel in the crown of this property is the extensive south facing rear garden which enjoys the sun for the majority of the day. Mainly laid to lawn with established flower/shrub borders; this private garden features two patios which can accommodate seating and a garden shed for storage. The front garden is laid to lawn and a side path with gate allows access round to the rear of the property. The property benefits from a private driveway with ample space to park two cars; additional unrestricted on-street parking can be found within the area.





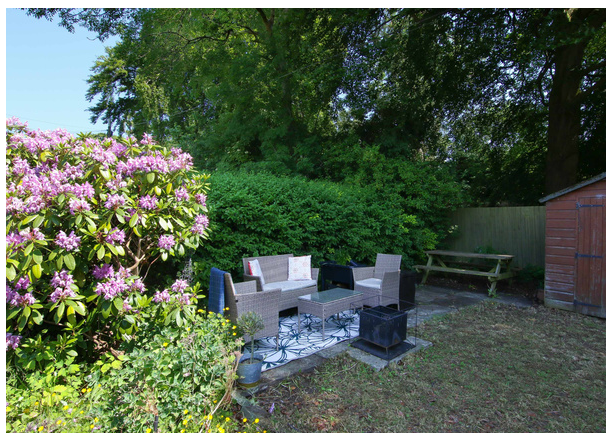






## CLERMISTON

Clermiston is a popular residential area some three miles west of Edinburgh city centre and neighbours Corstorphine. Good local amenities can be found on Drumbrae or St. John's Road, with a post office, bank, chemist and newsagents. A Tesco store is nearby. Recreation facilities include a local leisure centre with swimming pool and library on Drumbrae Drive, together with a tennis club and two prestigious golf clubs at nearby Barnton. Clermiston Hill and Cramond offer pleasant walks. The well regarded Royal High School is found to the north on Queensferry Road. Regular bus services run to the city centre and to the west with links to Edinburgh International Airport, Edinburgh City Bypass and all major motorway networks are all close at hand.





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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.