










Offers Over

£455,000

27 Drum Brae South

Corstorphine | Edinburgh | EH12 8DT

A fantastic opportunity has arisen to acquire this generously proportioned three bedroom detached bungalow pleasantly positioned within the sought-after Corstorphine district. Close to excellent amenities, schooling and transport links, the property makes an ideal purchase for growing families and those looking for a project. Viewing suggested.

-  3 beds
-  2 public
-  1 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - E
-  Council Tax Band - F



Description

Internally, the accommodation briefly comprises of; welcoming entrance vestibule, hallway, bright and spacious reception room with an electric fireplace, modern fully-tiled kitchen with integrated and freestanding white goods, three sizeable double bedrooms with room for freestanding furniture and different configurations, light and airy conservatory offering flexible use as a dining room, storage room accessed from the rear courtyard allowing for optional use as a home office/study, floored and lined attic, and a fully-paneled wet room.

Further benefits include a cellar for storage accessed from the garden, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob and oven, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is well served by lovely mature private gardens including a slabbed courtyard and well-kept lawn to the rear with a hedgerow border. For the car owner, there is a single garage and workshop as well as a multi-car driveway for secure off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

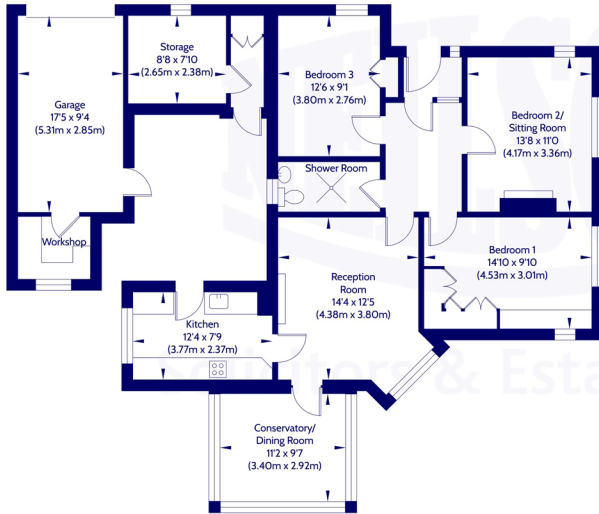
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station, literally a 5 minute walk, the City of Edinburgh Bypass linking the main Scottish motorway network together with the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murray field Stadium.



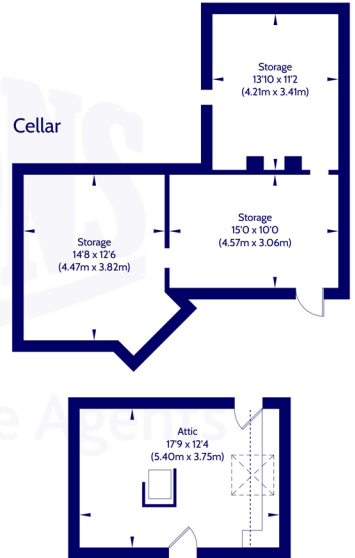


Approx. Gross Internal Floor Area 101.42 Sq M / 1092 Sq Ft.

Ground Floor



Cellar



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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