



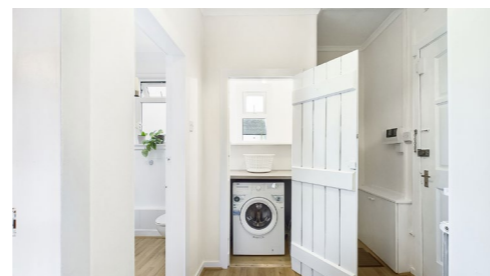
27 Drum Cottages,
Gilmerton, Edinburgh, EH17 8RL

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

- Entrance hallway with two excellent storage cupboards, one housing the washing machine.
- Generous lounge with an abundance of natural light. Featuring press shelving and overlooking the well-maintained private front garden.
- Modern kitchen set off the lounge, with wall and floor-mounted units, four-ring hob with hood and light, oven, and fridge/freezer. Quietly situated to the rear of the property, overlooking the communal green.
- Spacious double bedroom with fitted wardrobes.
- Family bathroom comprising bath with shower over, WC, wash-hand basin with wall-mounted storage and a towel rail.
- External storage cellar.
- Gas central heating.
- Double glazing.
- Large private garden to the front of the property. Laid to lawn surrounded by hedging.
- Communal drying green to the rear.
- On-street parking.



GENERAL DESCRIPTION

A bright and spacious main door lower villa, situated within the popular Gilmerton district of the City. Set within a quiet cul-de-sac, the property is close to an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal first-time purchase or buy-to-let investment

COUNCIL TAX BAND - A.
TRAIN STATION - APPROXIMATELY 4.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT - APPROXIMATELY 13.1 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 200 METRES.

LOCATION

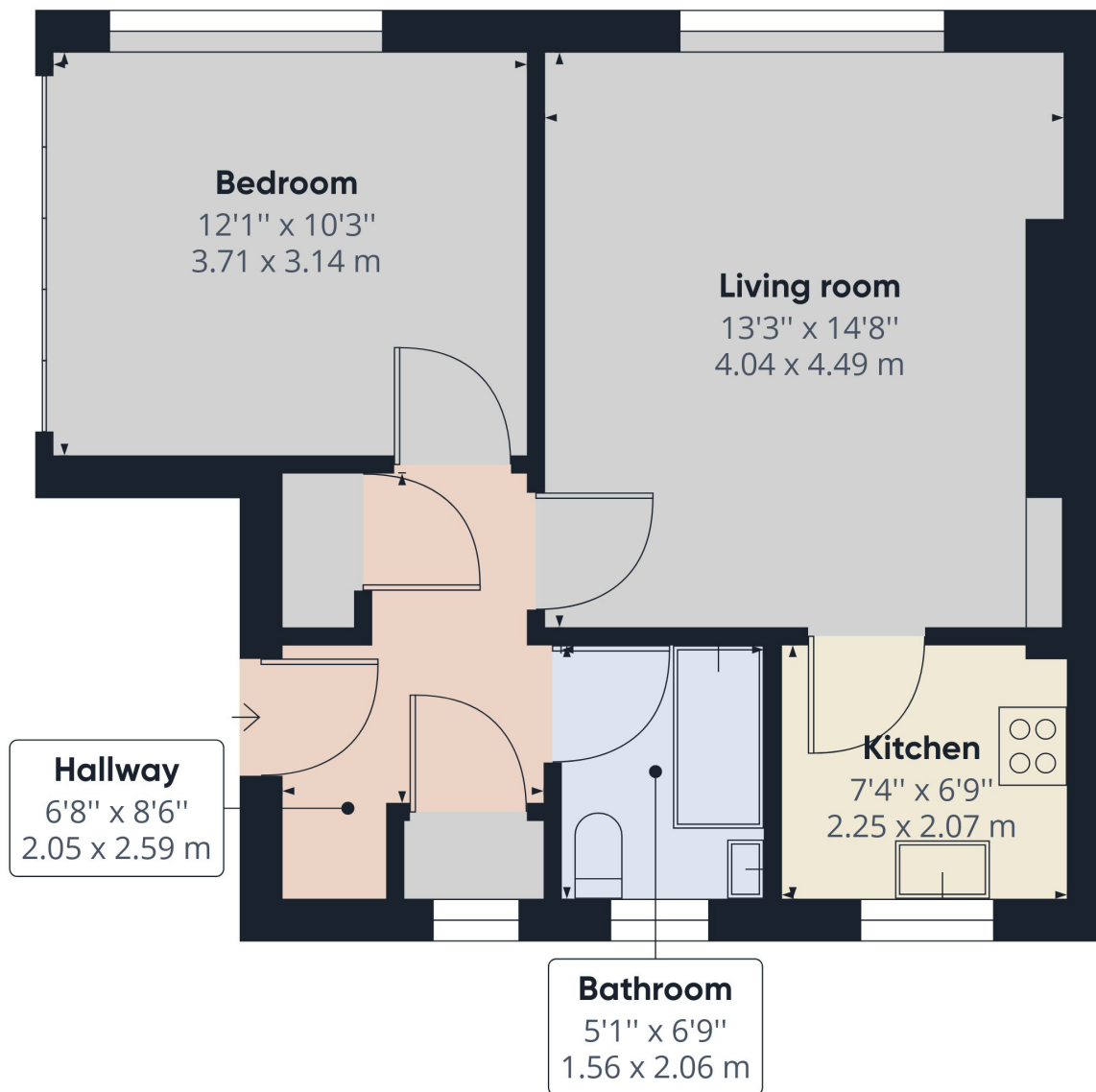
The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, well placed for access to the Edinburgh Royal Infirmary and Sick Kids hospital. The area is well served by shops and services with a Morrison's, Aldi, Lidl & Iceland all within walking distance. The Cameron Toll Shopping Centre and Straiton Retail Park are both a just a short drive away offering a more extensive range of shopping requirements. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with a number of golf courses. There is a local nursery within the street and primary and secondary schools are both within easy reach. The property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, WASHING MACHINE AND FREESTANDING FRIDGE/FREEZER.





**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.