



1 Durar Drive, Edinburgh, EH4 7HL

Description

Beautifully presented three bedroom semi-detached house with large multi car monoblocked driveway and extensive private gardens. The property is in excellent order with a modern high end kitchen and luxurious shower room and offers spacious family accommodation. It benefits from gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with carpeted staircase to the first floor
- Spacious front facing sitting room with large window with westerly aspect
- The kitchen / dining room is fitted with a range of Magnet slate grey wall and base mounted units with grey oak effect worktops with breakfast bar and matching tiled splashback, inset stainless steel sink and appliances including gas hob with extractor hood, electric fan oven, washing machine and fridge freezer. There are French doors leading to the rear garden and it also has an under stair storage cupboard and tiled flooring
- Upstairs there are three well-proportioned bedrooms; two double and one good sized single room
- Luxurious modern shower room fitted with large shower enclosure with Rainfall shower head, WC with concealed cistern and wash basin with vanity unit; heated towel rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside & Gardens

The property has a large multi vehicle monoblocked driveway to the front with well stocked borders surrounding it. The large rear garden has a patio area and lawn with borders surrounding.

Location

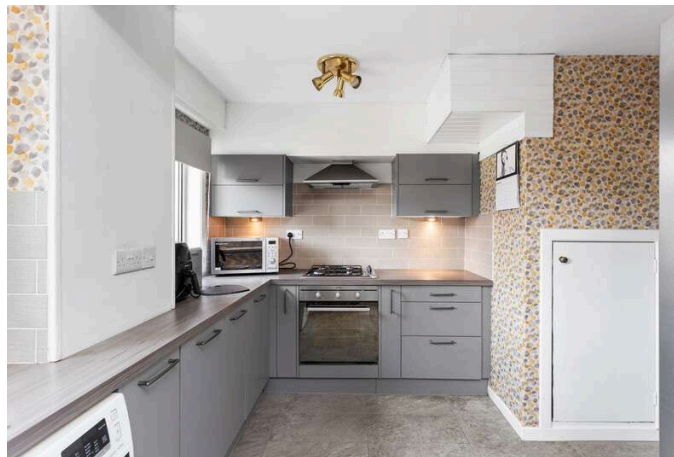
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, 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

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.





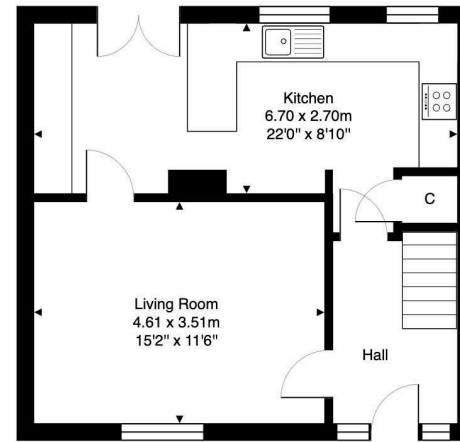




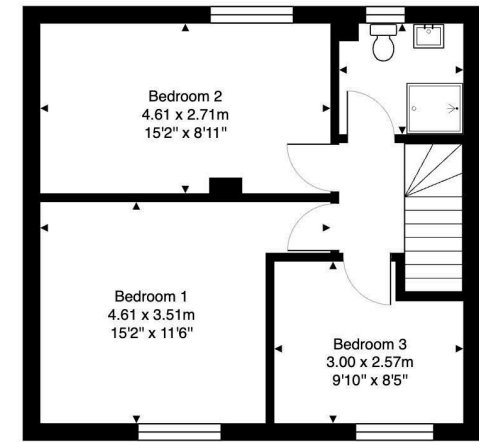
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Total Area: 85.4 m² ... 919 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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