










Offers Over

**£225,000**

## 97 Drum Brae Terrace

Corstorphine | Edinburgh | EH4 7SG

This attractive, generously proportioned 2 bedroom semi-detached villa with private gardens to the front, side and rear is quietly positioned within the popular residential district of Corstorphine, close to excellent amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - D



## Description

Offered to the market in move-in condition, the light and neutral accommodation shall undoubtedly appeal to the professionals or young families alike and merits internal viewing to be fully appreciated. Enjoying a south facing aspect to the rear, providing excellent natural light throughout, the accommodation comprises; entrance hallway, good sized dual aspect lounge with feature fireplace housing the electric fire. The modern kitchen is located off, fitted with a range of wall and base units with built-in electric hob/oven/hood. A door leads to the sunny back garden. Completing the downstairs accommodation is the modern shower room with white suite and mains shower. A carpeted staircase leads to the upper floor with window to rear and leads to the two spacious double bedrooms, both enjoying dual aspects to the front and rear with bedroom 2 providing additional built-in storage provisions. Further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob/oven/hood.

## Gardens and parking

There are gardens to the front, side and rear of the property. The fully enclosed rear garden, which benefits from a south facing aspect, is mainly laid to lawn with mature borders and houses the garden shed. Ample on-street parking is available to the front.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

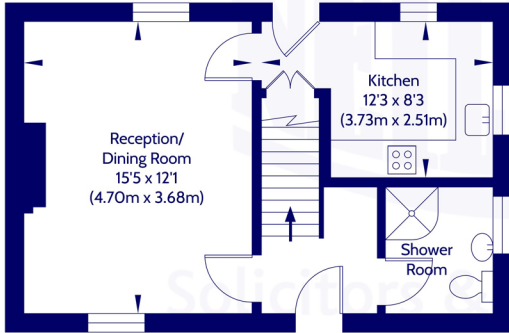
Drum Brae Terrace forms part of an established residential district close to a wide variety of local retailers serving every day needs. In addition there is a Tesco Extra supermarket close at hand together with the Gyle Shopping Centre. The city centre and surrounding areas are easily accessible by means of frequent public transport. The property sits within the Clermiston Primary and Royal High Secondary School catchment area providing an excellent purchase for the growing family. Leisure and recreational opportunities include the Drum Brae Leisure Centre, literally on your doorstep, there are local golf courses and the Drum Brae Library and Community Hub. Nearby Corstorphine offers a full range of banks, Post Office and 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.



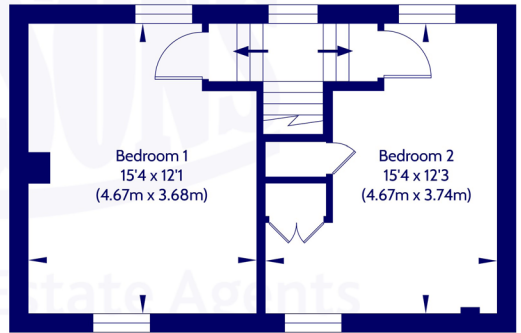
Approx. Internal Area 70.38 Sq M / 757 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

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.



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