



## 29 Drum Brae Crescent, Edinburgh, EH4 7SD

### Description

Bright and spacious two-bedroom semi-detached house which has an elevated position, giving it fantastic views to the front towards the Fife Coastline and Firth of Forth. The property benefits from a driveway, garage and private front and rear garden. It also has electric storage heating and double glazing.

The accommodation comprises:

- Entrance hall with carpeted staircase and storage cupboards
- Generous sitting/dining room with large picture windows to the front and rear
- Fitted kitchen with a range of wall and base mounted units, laminate worktops with inset stainless steel sink and appliances including electric cooker, washing machine and fridge freezer
- Rear porch with deep storage cupboard
- Spacious front facing double bedroom with super views
- Further good size double bedroom to the rear
- The shower room is fitted with a pedestal wash basin, WC and corner shower enclosure with Mira electric shower
- The upstairs landing has a storage cupboard and hatch to the loft, which provides additional storage



### 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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### Outside & Gardens

The rear garden is south facing and has been laid with artificial lawn and has fruit trees and a drying area. The monoblocked driveway leads to the single garage with up and over door, power and lighting. The garden shed is included in the sale.

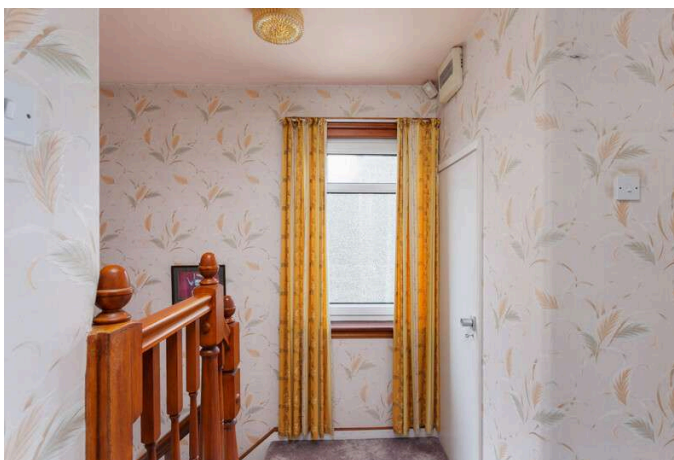
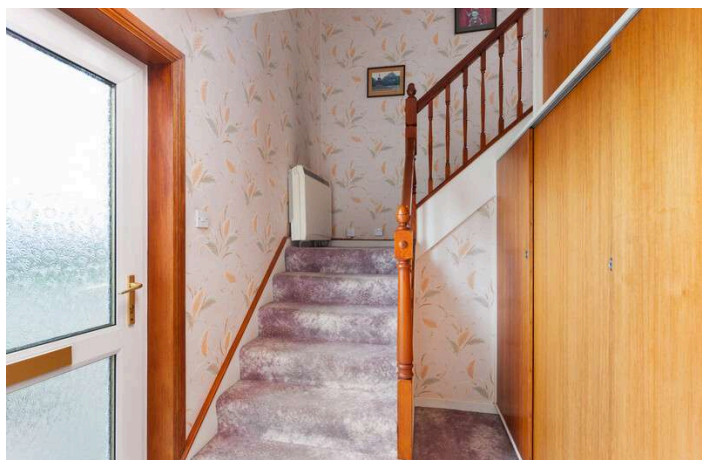
### Location

The property is situated within the established residential area of Drum Brae, positioned between Corstorphine, Clermiston and Barnton and 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 provides 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 Clermiston Primary School and The Royal High Secondary School, both of which are only a short walk from the property.

### Extras

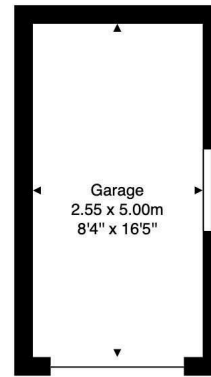
The fixed floor coverings, blinds, light fittings and the kitchen appliances are included in the sale.

Council Tax - Band D





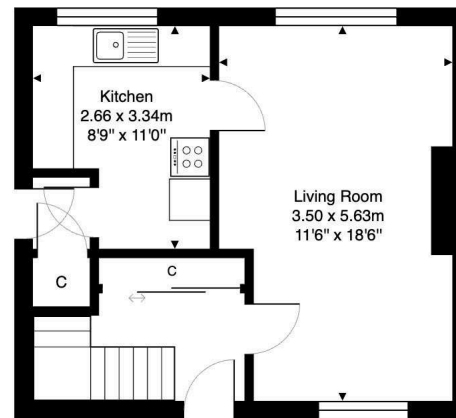




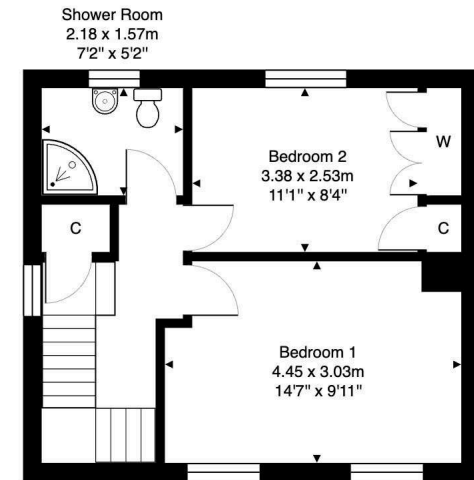
**29 Drum Brae Crescent, Edinburgh, EH4 7SD**

Total Area: 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>

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:

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T: 0131 316 4666

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