










Offers Over
£450,000

“The Bield” 63 Drum Brae South

Corstorphine | Edinburgh | EH12 8TA

A generous detached 1930s bungalow is on a substantial plot in the ever popular district of Corstorphine. Whilst the property would now benefit from modernisation, it provides generous family accommodation with significant scope for extension subject to the usual planning and consents.

-  4 Bedrooms
-  2 Reception Rooms
-  2 Bathroom & Shower room
-  Large southwest-facing Garden
-  Garage & driveway
-  EPC Rating – D
-  Council Tax Band – F



Description

A much loved family home "The Bield" - an old Scots word meaning 'shelter', presents an ideal opportunity for buyers to put their own stamp on the property with generous and flexible accommodation and ample scope for extension or alteration (STC). In brief the accommodation comprises: entrance vestibule leading to a central hallway retaining the original 1930s timber panelling. Large bay windowed room to the front of the house, ideal as a formal reception room or offering scope for use as a 5th bedroom if desired. The sociable heart of the home is the generous kitchen/dining room, located to the rear of the property overlooking the garden. There are fitted wall and base units providing ample built-in storage leaving plenty of space for a dining table and chairs. A rear porch leads to utility space which also houses the boiler. There is a second reception room to the rear overlooking the garden ideal as a family room or dining room, a large double bedroom to the front of the house and a second double bedroom to the side. A family bathroom with white suite and over bath shower is also located on the ground floor. Stairs lead from the rear reception room to the first floor, where there is a generous double bedroom, a 4th single bedroom/home office and ample floored storage in to the eaves. A shower room with pale pink three piece suite completes the internal accommodation. The property benefits from gas central heating and full double glazing.



Extras

The fixtures and fittings and white goods are to be included in the sale, no warranty is given to the working order of any of the appliances.

Gardens and Garage and Driveway

Of particular note is the generous southwest-facing mature garden to the rear of the house which is predominantly laid to lawn with flower and shrub borders and fruit bearing trees. There is an Anderson Shelter which could provide garden storage space and a pedestrian door giving access to the garage. The large single garage is attached to the northwest side of the house and has double doors giving access from the driveway. There is power and light. The front garden sets the house back from the street with lawn area, rose bushes and tarmac driveway providing off street parking for up to three vehicles.

Viewing

Please contact Neilsons on 0131 625 2222





Location

The property enjoys a superb and convenient location in the heart of the ever-popular West Edinburgh district of Corstorphine. It is located within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl also close at hand. Corstorphine provides a wealth of independent shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities in the area including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre, Edinburgh International airport and surrounding areas and by car the City Bypass and Central Motorway Network within easy reach.





Approx. Gross Internal Floor Area 121.69 Sq M / 1310 Sq Ft.

Ground Floor



First Floor



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.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

