

**95A Drum Street
Edinburgh EH17 8RH**

Offers Over £190,000

- Large living/dining room with French doors to garden
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Two double bedrooms and a single bedroom
- Bathroom fitted with three-piece suite and mains shower over bath
- W.C
- Gas central heating and double glazing
- Private back garden
- Free on-street parking and single garage



1



3



1



EPC C



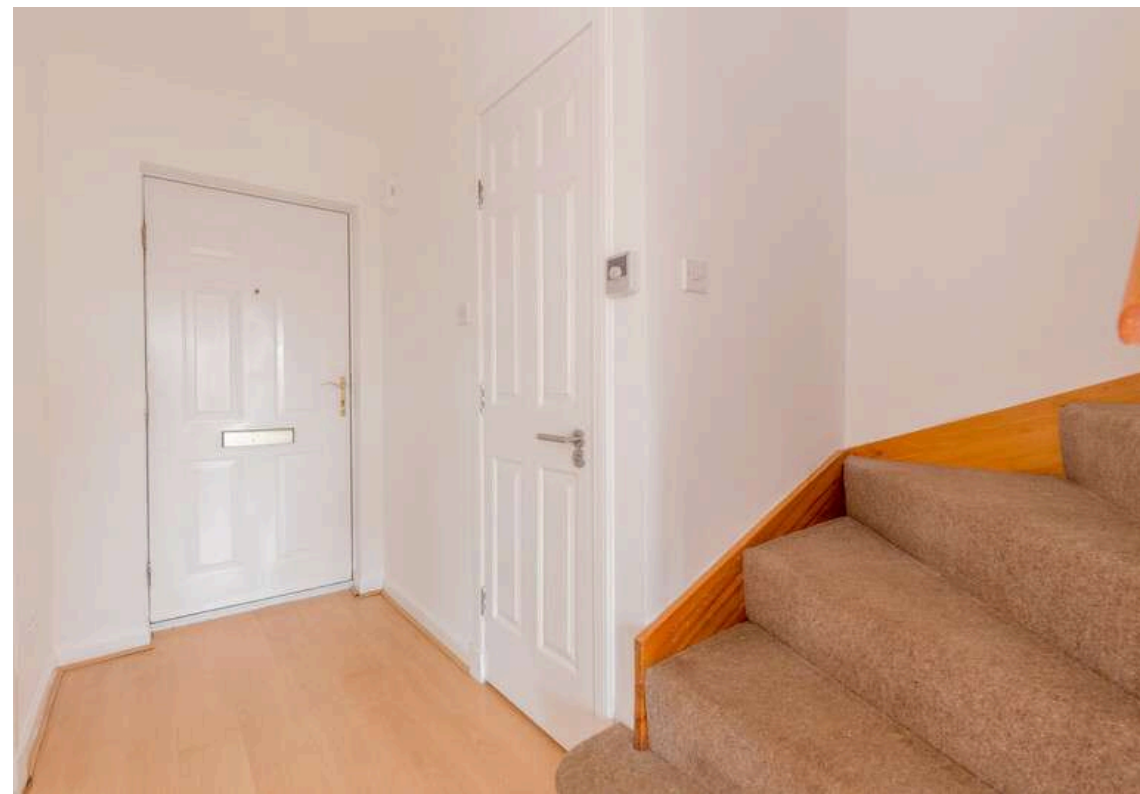
End Terrace Villa

Blair Cadell are delighted to bring to market this three-bed end terraced house in the heart of Gilmerton. With great local amenities and access to the city centre, the property would be ideal for the first time buyer or investor and must be viewed.

The accomodation comprises of a large living/dining room with a large cupboard under the stair offering plenty of useful storage space and French doors offering access to the garden. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances which are included in the sale. There are two double bedrooms both with built in wardrobes and a single bedroom with wardrobes included. A family bathroom fitted with a three-piece suite and mains shower over the bath. The hallway has a W.C and the landing offers access to a fully floored attic offering plenty of storage space. Gas central heating and double glazing throughout. Private garden to the rear of the property which is paved and stoned for easy maintenance. Free on-street parking is available along with a single garage.*No warranties given for systems or appliances*

Gilmerton is a popular and convenient residential area, situated to the south of the city centre. There are a range of local shops and services within a few minutes on foot and excellent bus services into the city centre, and to many other parts of the city. In the opposite direction, the Straiton and Fort Kinnaird shopping outlets are within a short drive offering entertainment through the cinema and a range of restaurants . Schools, from nursery through to senior lever are also available locally and Edinburgh Royal Infirmary, the Medical School, the new Sick Kids and Edinburgh University King's Buildings are all an easy commute. Leisure pursuits are varied and include the Gracemount Leisure Centre which offers a wide programme of activities several golf courses and a little further afield, the Pentland Hills Regional Park and Hillend winter Sports Centre. Proximity to the city by-pass, facilitates swift and easy access to the west and east sides of the city, the central motorway network Queensferry Crossing and Edinburgh International Airport.

Viewing by appointment on 0131 337 1800



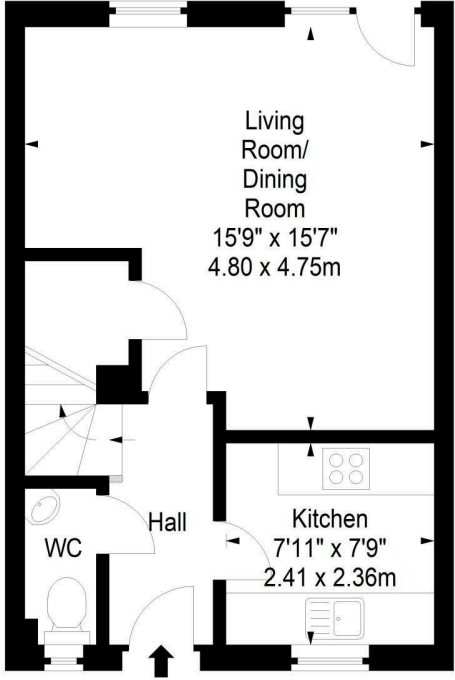
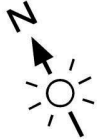


Drum Street, EH17 8RH

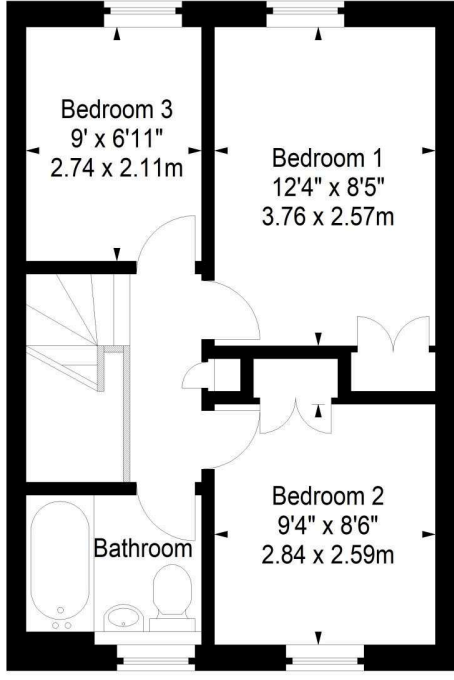


Approx. Gross Internal Area
759 Sq Ft - 70.51 Sq M
Garage

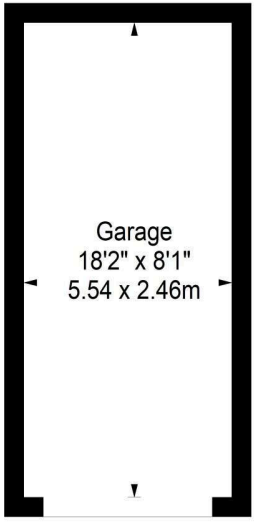
Approx. Gross Internal Area
146 Sq Ft - 13.56 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Ground Floor

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