



## 105 Drum Brae Terrace, Edinburgh, EH4 7SG

### Description

Bright and spacious two-bedroom end terraced house which has been extended to the rear to add a conservatory, with south facing aspect. The property benefits from a two-car driveway and private rear gardens. It also has a newly installed gas central heating boiler and double glazing.

The accommodation comprises:

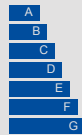
- Entrance hall with carpeted staircase and deep storage cupboard
- Generous living /dining room with large picture window to the front and sliding patio doors to the conservatory
- Fitted kitchen with a range of wall and base mounted units, laminate worktops with inset stainless steel sink and appliances including gas hob, washing machine and fridge
- The upstairs landing has a storage cupboard
- There are two spacious double bedrooms
- The shower room is fitted with a pedestal wash basin, WC and corner shower enclosure with Mira electric shower
- The fully floored loft 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 is mostly laid to lawn. There is a paved driveway to the front with space for two cars.

### Location

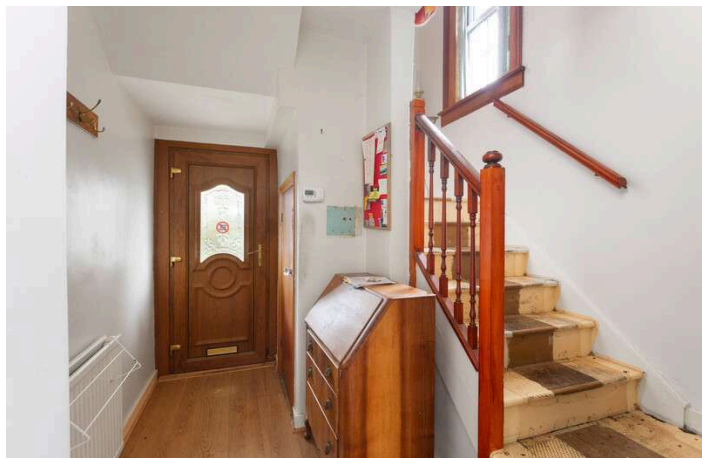
The property is situated within the established residential area of Drum Brae, positioned between Corstorphine, Clermiston and Barnton and about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby 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.

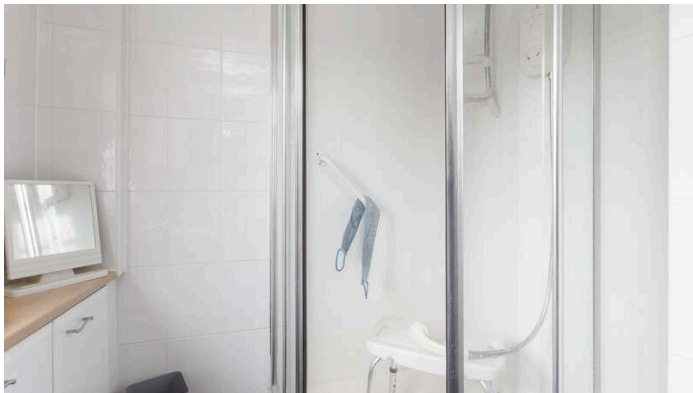
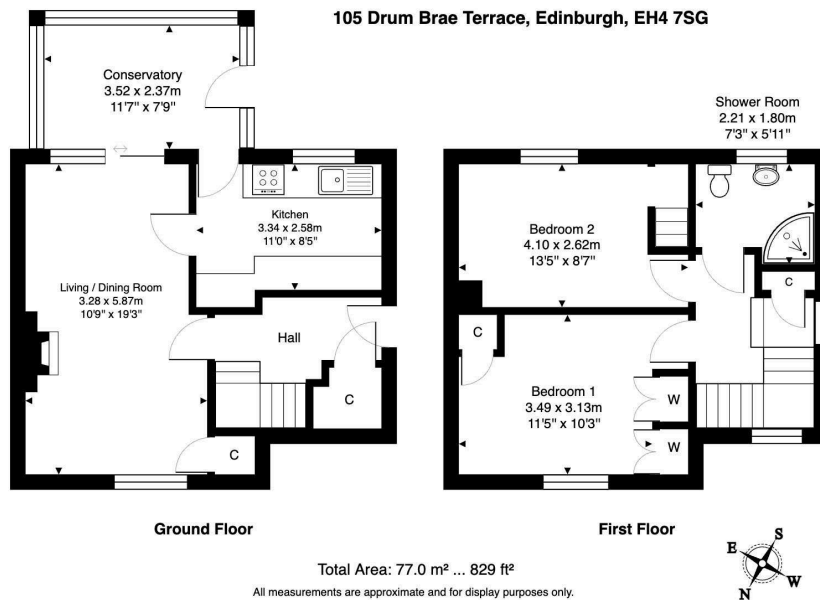
### Extras

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

### Council Tax

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





**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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