










Fixed Price

£515,000

87 Drum Brae South

Corstorphine | Edinburgh | EH12 8TD

A fantastic opportunity has arisen to purchase this substantial, extended detached bungalow with extensive private gardens, driveway and garage situated in the popular residential area of Corstorphine, close to excellent amenities, transport links and good schools.

-  5 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band – G



Description

The accommodation which would now benefits from some upgrading/modernisation would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; entrance vestibule leading to welcoming entrance hallway, spacious reception room with fireplace, light and airy second family room with doors accessing rear garden, fitted kitchen with a range of base and wall mounted units with kitchen island, dining room off it, two well proportioned bay windowed double bedrooms to the front (one of them with fitted wardrobes), good sized 5th bedroom/study, and modern shower room.

Finally, the upstairs accommodation comprises; spacious upper landing with storage cupboard, two ample double bedrooms with fitted cupboards and bathroom with three piece suite and electric shower over bath. Further benefits include gas central heating, double glazing and good storage facilities.

This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the Range cooker, washing machine and fridge freezer.

N.B: Please note due to the condition, the property will be sold as seen.

Gardens, Garage & Driveway

A real feature of this property is the superb south west facing garden to the rear. The garden is mainly laid to lawn and decking with some trees and shrubs, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front there is a good size garden together with a driveway providing off-street parking for multiple vehicles, leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Drum Brae South forms part of the popular residential area of Corstorphine which is well served by local retailers. It offers a full range of banks, Post Office, restaurants, cafes and bars and bistros together with a 24 hour Tesco Extra and the local attraction of Edinburgh Zoo. The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing additional high street named shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City Centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drum Brae Library and Community Hub. The area is ideal for commuters as links to Edinburgh Gateway Station, the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 187.95 Sq M / 2023 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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