










Solicitors & Estate Agents



56 Drum Street

Gilmerton | Edinburgh | EH17 8RN

This truly stunning main door flat is well placed in the popular Gilmerton district close to excellent local amenities and commuter links. The property is presented to the market in move in condition and is bound to appeal to first time buyers, rental investors or those looking to downsize.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band – B



Description

In brief the accommodation comprises; entrance vestibule leading to welcoming hallway with storage and hatch to small attic, light and airy reception room with gas fireplace, fitted kitchen with back door accessing garden, spacious double bedroom with fitted wardrobes and contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, blinds and light fixtures will be included in the sale together with the hob, oven and washer/dryer. The bookshelf and sofa bed are also included in the sale. The potted plants in the garden will not be included.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The garden is mainly paved for ease of maintenance and has a great storage space. There is on street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



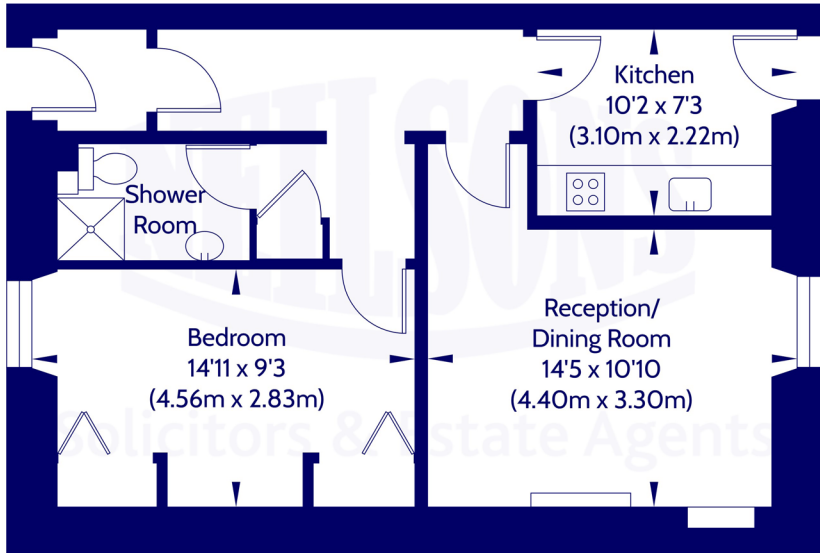


Location

Gilmerton is a popular suburb lying some four miles from the city centre with easy access to the Edinburgh City Bypass. A wide range of shopping amenities is available nearby, including an Aldi and a Morrisons supermarket. Fort Kinnaird Shopping Centre is only a short drive away and offers a more extensive retail and dining experience including Boots, Nandos, and a wide range of high street retailers, as well as Oden cinema. Ample recreational facilities are on offer in the area such as Liberton Golf Club and Gracemount Leisure Centre, which is home to a swimming pool, whilst some pleasant walks can be enjoyed nearby in the Pentland Hills, Dalkeith Country Park and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families with both Gilmerton Primary School and Liberton High School close by. There are several university buildings also in the vicinity. Gilmerton is served by excellent day and night bus services travelling across the city, as well as the airport bus 400, and thanks to its proximity to Edinburgh City Bypass, travelling by car is swift and convenient.



Approx. Gross Internal Floor Area 49.79 Sq M / 536 Sq Ft.



Ground 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.



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



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