

**47 Drum Crescent, Gilmerton
Edinburgh, EH17 7EB**

OFFERS OVER £225,000



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- Living room and separate fitted kitchen
- 3 bedrooms and family bathroom
- Private garden and off street parking
- Double glazing and gas central heating
- Quiet setting on well-established development within easy reach of Royal Infirmary
- Perfect for first time buyers and growing families
- EPC C

Description

This terraced 3 bedroom villa (circa 1975) is quietly located in a peaceful estate in close proximity to the Royal Infirmary with great local amenities and excellent transport links to the City Centre, motorway network and beyond. The practical layout (88sqm) is arranged over two levels and has 3 good sized double bedrooms. This property would make an ideal purchase for any first time buyer, young professionals or growing family. The property benefits from a separate kitchen and living room situated on the ground and the 3 bedrooms and bathroom on the upper floor. The property also has an access hatch to loft space which is partially floored.





Central Heating and Double Glazing

Gas heating is complemented by UPVC double glazing.

Garden and Parking

The property benefits from a low maintenance private rear garden with a gate leading to off street parking bays.

Location

Gilmerton is a popular residential area situated to the south of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity. Further shops and amenities can be found at the Cameron Toll Centre, whilst a short drive away can take you to the impressive Straiton Retail Park can also be easily accessed by bus. Schooling is well represented from nursery to senior level. Leisure pursuits are varied and include Gracemount leisure centre, a number of golf courses to include Liberton, and further afield are the Pentland Hills and ski centre. An efficient public transport network operates day and night to most parts of the town and surrounding areas.

Home Report

The property has been valued by surveyors at £230,000 and a link to the Home Report is available direct from the ESPC web site.

Council Tax and Energy Performance Certificate

The property lies in Council tax Band C and has a C-rated EPC.

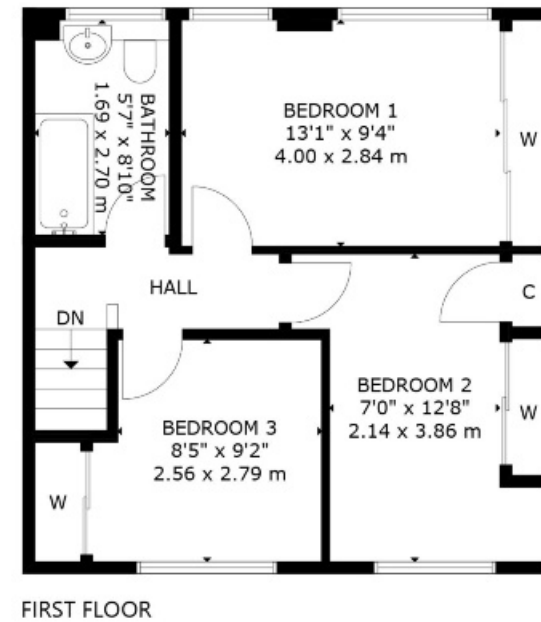
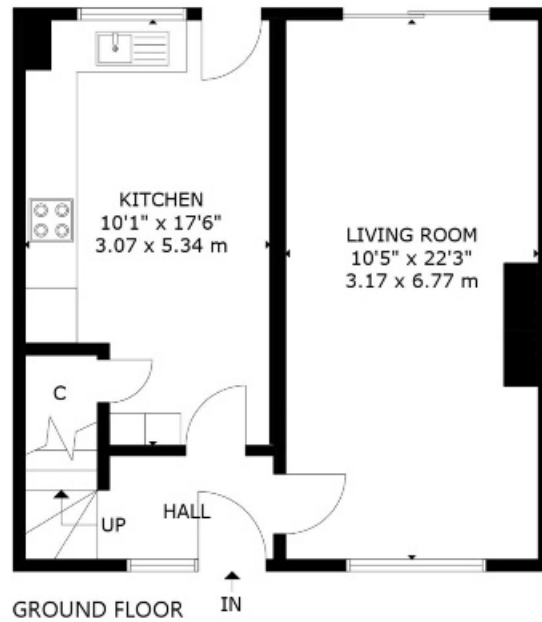
Viewing

Telephone Agents 0131 229 3399.

Extras

The sale price includes all the integrated appliances, fitted carpets and blinds.





47 DRUM CRES, EDINBURGH EH17 7EA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 940 SQ FT / 88 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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