



4 Drum Brae South, Edinburgh, EH12 8SJ

Impressive three/four-bedroom semi-detached family home with enclosed garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

4 Drum Brae South is an impressive three/four-bedroom semi-detached bungalow with generously sized enclosed rear garden and driveway, situated in the popular residential area of Corstorphine. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic potential to extend (subject to local authority consents).

Entrance vestibule and hall; bright living room with open fireplace and triple astragal windows overlooking the front garden; spacious bay windowed family room / dining room with woodburning stove, which could also be used as bedroom four; modern fitted dining kitchen with wall and base units, integrated appliances and direct access to the rear garden; three good-sized double bedrooms; and bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room. Family room / Dining room / Bedroom 4. Kitchen. Three double bedrooms. Bathroom. Fully floored attic with three Velux windows.

Gas central heating. Underfloor heating in the kitchen and bathroom. Mixture of double glazing and timber frame single glazed units with secondary glazing. Well-maintained private front, side and rear gardens, with the enclosed rear garden mainly laid to lawn with mature borders, patio areas and two external sheds. Driveway for several cars.

LOCATION

Drum Brae South is situated west of the city centre in Corstorphine, a popular residential area retaining a village identity with a vibrant high street and host of local amenities. There is a Lidl and large 24hr Tesco supermarket, within walking distance, and the Gyle Shopping Centre (for larger retail shopping) only a short drive or bus ride away. Leisure and recreational facilities include Drum Brae, David Lloyd, The Gym Group and Gyle Park leisure and fitness centres, Corstorphine Tennis Club and Edinburgh Zoo. Pleasant walks can be enjoyed at nearby Corstorphine Hill with wonderful views across the city, and for





the golf enthusiast Murrayfield, Ravelston and Carrick Knowe golf courses are also nearby. Buses and trams run regularly to and from the city centre and surrounding areas, and the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing are all within easy reach. Well-regarded catchment schools in the area include Corstorphine Primary and Craigmount High, as well as private schooling including, Stewarts Melville, Mary Erskine and St Georges, Fettes and Edinburgh Academy with further education at College and University within short distance.

INCLUDED IN SALE

All fitted floor covering and blinds. The light fittings may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

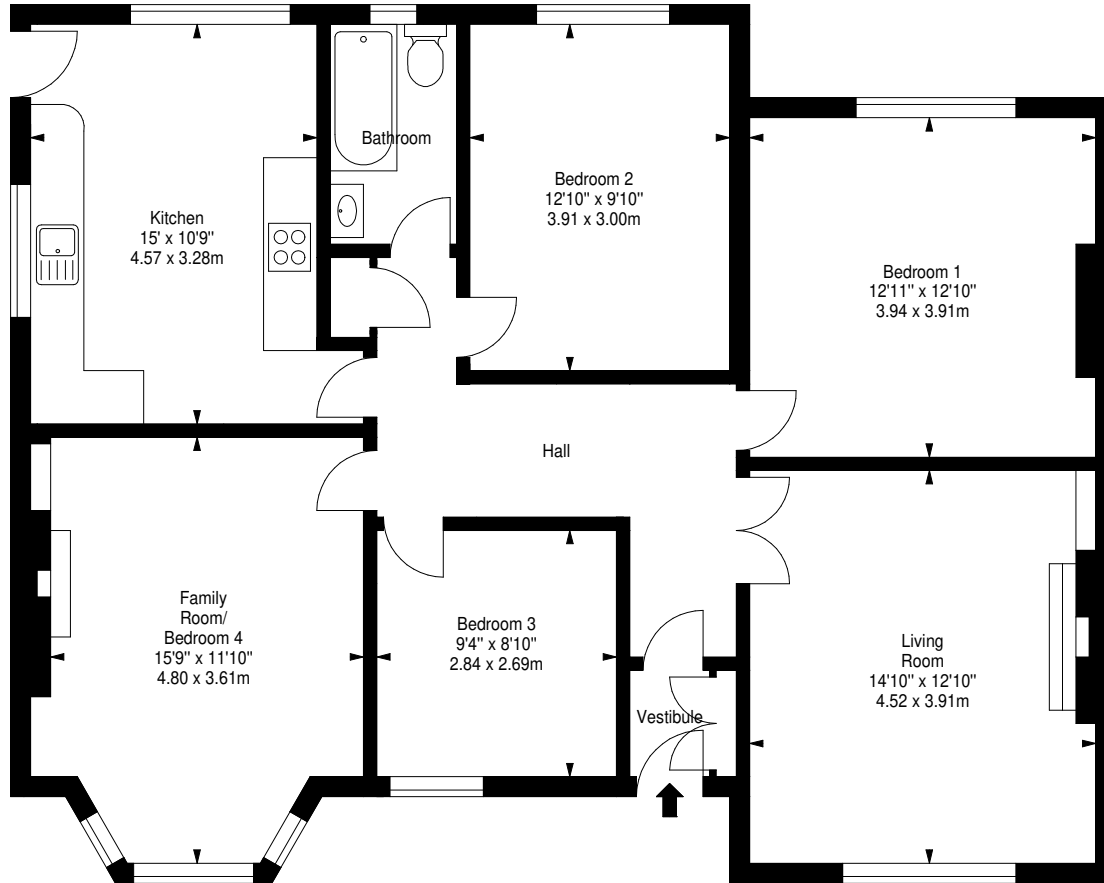
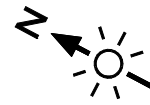
The property has an Energy Rating Category **D**



4 Drum Brae South,
Edinburgh,
Midlothian, EH12 8SJ



Approx. Gross Internal Area
1146 Sq Ft - 106.46 Sq M
For identification only. Not to scale.
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Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.