



This is a quite exceptional SEMI DETACHED family home enjoying a highly sought after location on the north west fringes of the city.

Vestibule, Hall, Sitting room/ Bedroom 4; Livingroom; Diningroom; Livingroom (Patio Doors); Kitchen & Bathroom. upstairs to 3 Bedrooms & Shower room. Gas central heating: double glazing; driveway; beautiful sunny landscaped gardens to the rear.

Viewing: call 07776 198 960 (agent).

Offers Over £420,000

Location

The Barnton roundabout (A90) is a recognised city landmark some 5 miles west of Edinburgh's Princes Street and this property is literally 5 mins' walk from there. There are some nice "corner" shops there and round the corner in Queensferry Road; residents' can enjoy that convenience as well as the supermarket and "Mall" facilities in nearby South Gyle, Davidson's Mains & Corstorphine. Regular buses pass by and motorists are attracted to the area because of the quick access to the by-passes leading onto the motorway network. Edinburgh airport is only 15 minutes by car or Taxi . Schooling is excellent and several notable primary & secondary schools are in the catchment (including Royal High). Leisure amenities are amongst the best in the city with several golf courses, parks and a choice of lovely walks near at hand including Corstorphine Hill, the riverside along the banks of the River Almond as well as the picturesque seafront at neighbouring Cramond and Silverknowes.

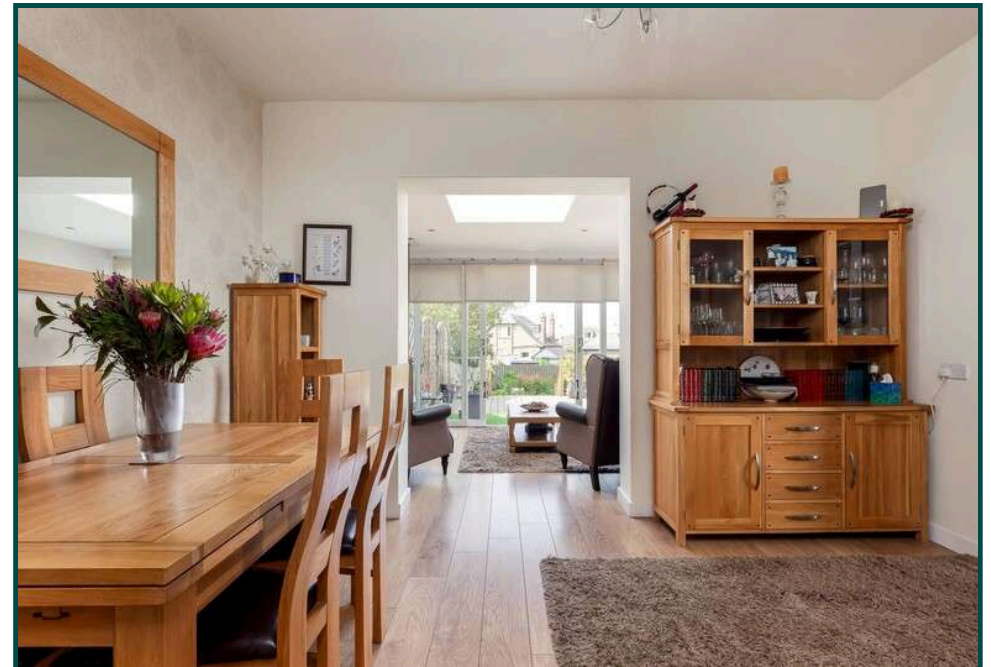
The Property

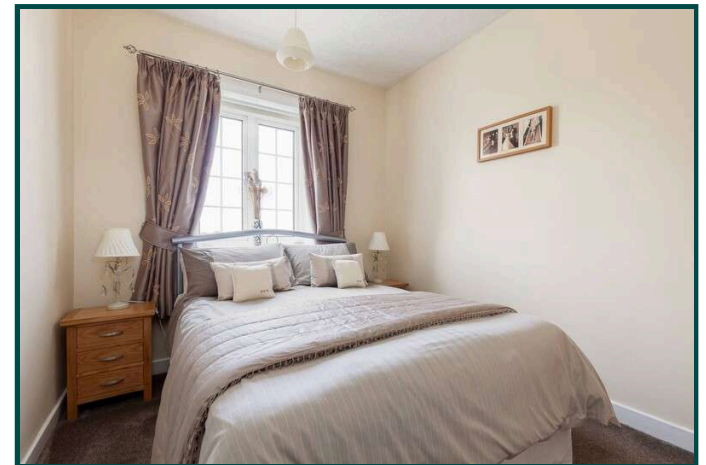
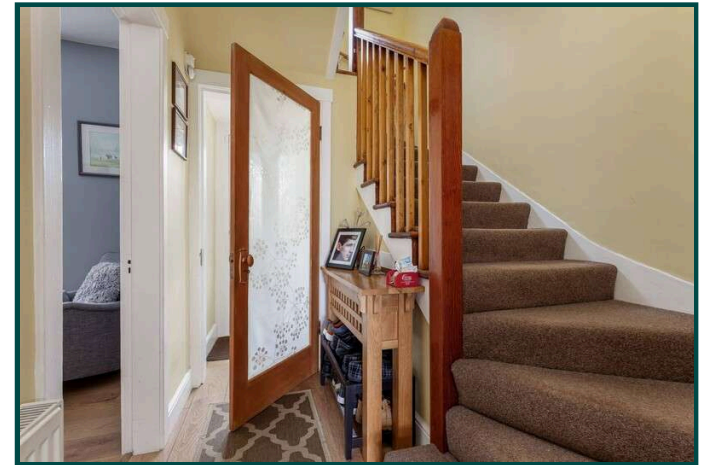
This is a substantial (1250 sq ft) extended semi-detached villa on the west side of Drum Brae. It offers well-proportioned family accommodation, contrary to many new-build properties of today and as such, a very comfortable life-style. The current owners have introduced contemporary interior design features and upgraded the property to an extremely high standard.. Currently, there are three public rooms & three bedrooms but the ground floor front room would readily lend itself to being a fourth bedroom. The gardens to the rear are absolutely delightful and benefit from a super sunny exposure.

Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £425,000

Energy Performance Certificate: Rated "C"



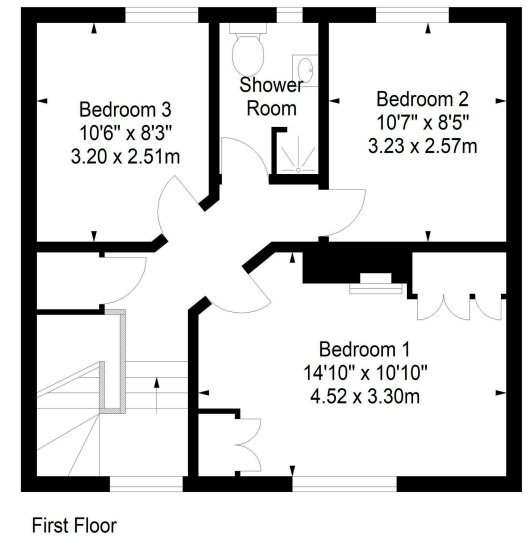
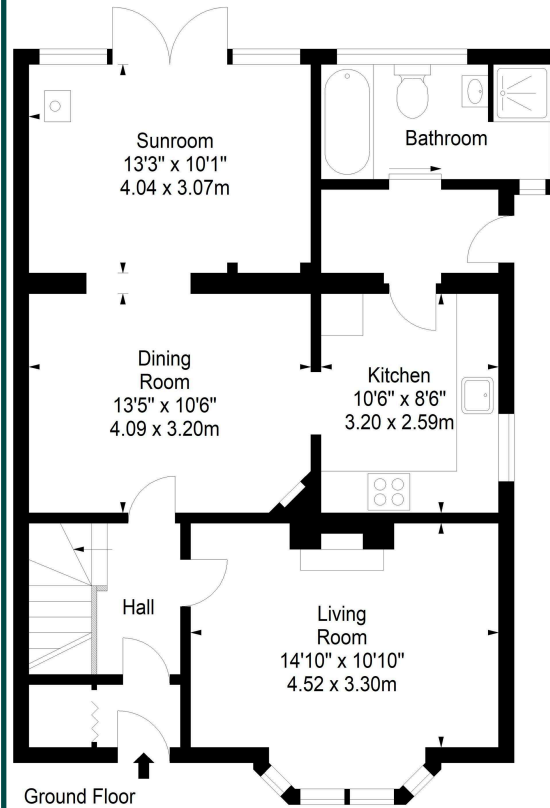
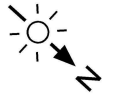




**Drum Brae North,
Edinburgh,
Midlothian, EH4 8AZ**



Approx. Gross Internal Area
1253 Sq Ft - 116.40 Sq M
For identification only. Not to scale.
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