



Offers over £170,000

PF1 164 Drum Brae Drive, Edinburgh, EH4 7SH



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Beautifully presented 2-Bedroom Ground Floor Flat with Private Front Garden Popular Area of Clermiston

Beautifully presented throughout, with light and modern decor, this two-bedroom, ground floor flat is in the popular Drum Brae area of Edinburgh, greatly benefiting from ample living and entertaining space with private front and rear gardens.

Ground Floor Flat, Entrance Hall with Storage Cupboard, Spacious Sitting Room Overlooking Private Front Garden, Modern Fitted Kitchen, Two Double Bedrooms, Bathroom with White Suite, Private Store Cupboard in Communal Hall, Gas Central Heating with Combi Boiler, Double Glazing Throughout, Private Front and Rear Gardens

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Living Room	15'7" x 12'0" (4.75 x 3.66)
Kitchen	9'1" x 8'5" (2.79 x 2.59)
Bedroom 1	12'5" x 11'8" (3.81 x 3.56)
Bedroom 2	13'10" x 9'3" (4.24 x 2.82)



LOCATION

Drum Brae Drive is in the popular Clermiston area of Edinburgh. The location is ideal for everyday convenience, with nearby St John's Road offering a wide range of local shops, cafés, and supermarkets. Larger retail options are also within easy reach at the Gyle Shopping Centre and Drumbrae Roundabout. The area is well served for leisure and outdoor activities, with Drum Brae Park and Leisure Centre close by. Excellent transport links include South Gyle train station, the Gyle tram stop, and regular bus routes into the city centre. For drivers, Queensferry Road (A90) offers direct access to the City Bypass, motorway network, and Edinburgh International Airport.

EXTRAS

White Goods included in the Sale

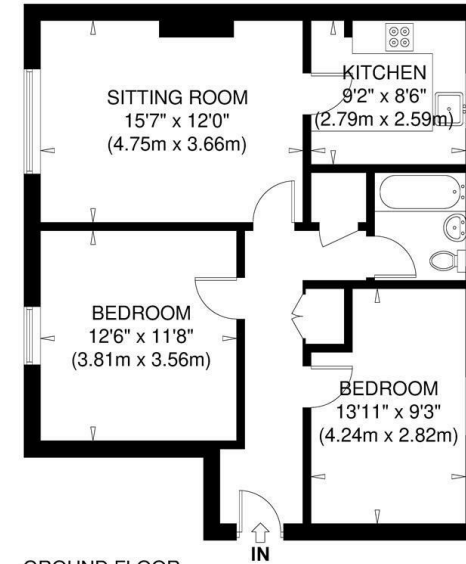
EPC RATING

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VIEWING

OPEN VIEWING SUNDAY, 13TH JULY 12-2 PM
and also by appointment
Telephone: 0131 554 6244





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 65.2 SQ M / 701 SQ FT

DRUM BRAE DRIVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 65.2 SQ M / 701 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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