










Offers Over
£310,000

60 Drum Brae Park

Corstorphine | Edinburgh | EH12 8TF

An excellent opportunity has arisen to purchase this impressive semi-detached villa with private gardens, monoblock driveway and single garage. Quietly positioned within a pleasant cul-de-sac setting in the sought after Corstorphine area of the city, conveniently positioned for access to many amenities, commuting links and reputable schooling.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The property would now benefit from modernisation and has great potential to become a lovely home for a family. The light and spacious accommodation comprises; welcoming entrance hall with storage facilities, light and airy dual aspect reception/dining room with electric fireplace and sliding doors accessing the rear garden, fitted kitchen with good storage and door accessing rear. Leading to the upper floor there are two well proportioned double bedrooms with fitted wardrobes/cupboard, good sized third bedroom with fitted wardrobe and shower room. Further benefits include floored and lined attic with darkroom, cavity wall insulation, gas central heating and double glazing.

There is potential to extend into the attic subject to the necessary planning permissions.



Extras

All fitted floor coverings will be included in the sale. The property will be sold as seen.

Gardens, Garage & Driveway

To the front of the property there is a private garden, monoblock driveway providing off-street parking and single garage with power & light. Located to the rear is a fully enclosed private garden, laid to lawn with patio area. The greenhouse will also be included in the sale.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

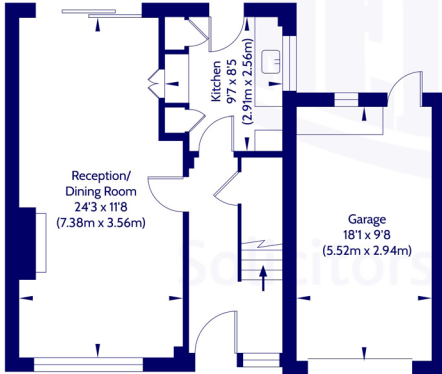
The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are on hand together with a large Tesco Superstore and nearby Gyle Shopping Centre, which houses a good selection of high street retailers and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, Buttercup Farm Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.



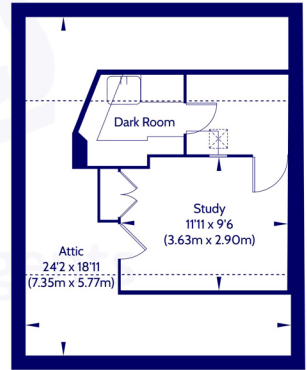
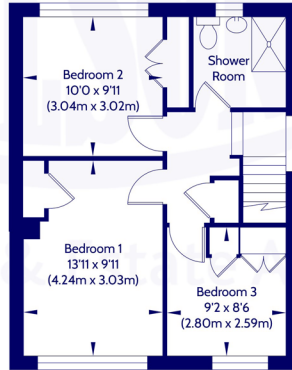


Approx. Internal Area 101.97 Sq M / 1097 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



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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