

8 Drum Brae Drive

CLERMISTON, EDINBURGH, EH4 7EA



Picture perfect three bedroom semi-detached house in Clermiston which is offered to the market CHAIN FREE.



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McEwan Fraser is delighted to present this picture-perfect three bedroom semi-detached home to the market. The property is south-facing and benefits from lovely views and sun all day. Pleasantly situated in sought after Clermiston, the property enjoys excellent proportions and is presented to the market chain free. Internally, the property is in immaculate order and boasts a large L shaped lounge/diner, fitted kitchen, welcoming entrance hallway, two large double bedrooms, further generous single bedroom, shower room and plenty of integrated storage. Externally, the property enjoys off-street parking on a monobloc driveway, large front and rear gardens, external storage space and further parking to the rear.

THE LOUNGE/DINER



Internal accommodation is focused towards a charming L-shaped living/dining room that is naturally bright and enjoys contemporary neutral décor including a feature fireplace. The ample floor space on offer gives scope for a variety of different furniture configurations. This gives an incoming purchaser plenty of flexibility to create their ideal entertaining space.



THE KITCHEN



The kitchen is accessed from the hallway and sits adjacent to the dining area. A handy serving hatch connects the two. The kitchen itself comprises a generous range of base and wall mounted units that offer excellent prep and storage space. Gas hob, electric oven and cooker hood are integrated while space is provided for further free standing appliances.





Climbing the stairs, the first-floor landing gives access to all three bedrooms, a family bathroom and a large loft space for additional storage. The master bedroom faces the front of the property and includes a large integrated wardrobe and plenty of further space for a full range of bedroom furniture. The second bedroom which overlooks the rear garden is also a very generous double. The third bedroom faces the front of the property and is a well proportioned single with a cupboard/half wardrobe and would make an ideal nursery or home office if needed.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM



The accommodation is completed by the shower room which is tiled and finished with a white suite and large shower. There is plenty of space to reinstate a bath subject to individual requirements.

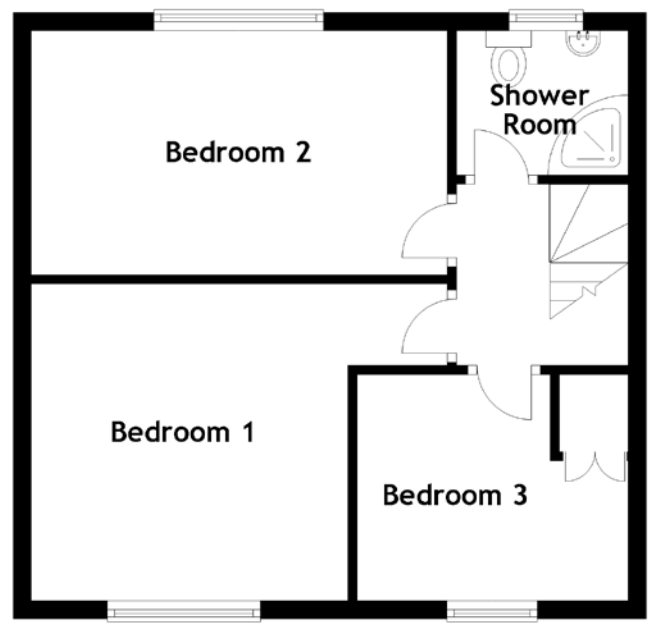
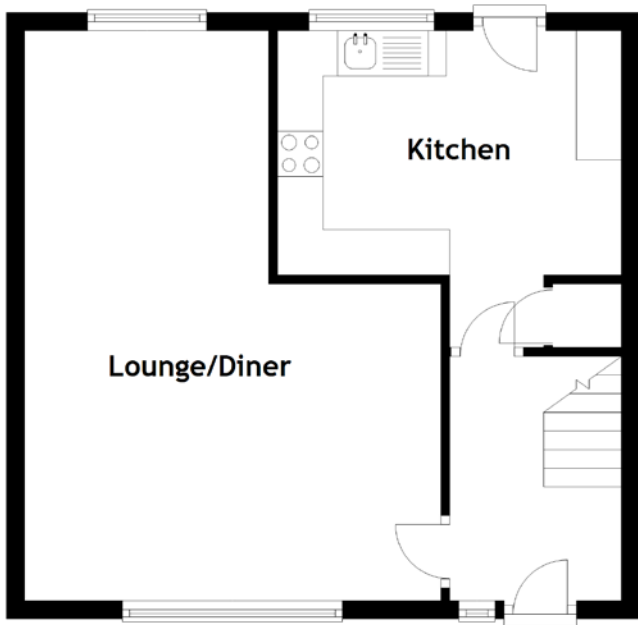
For extra warmth and comfort, the property comes with gas central heating and double glazing throughout.

Early viewing will be absolutely essential.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

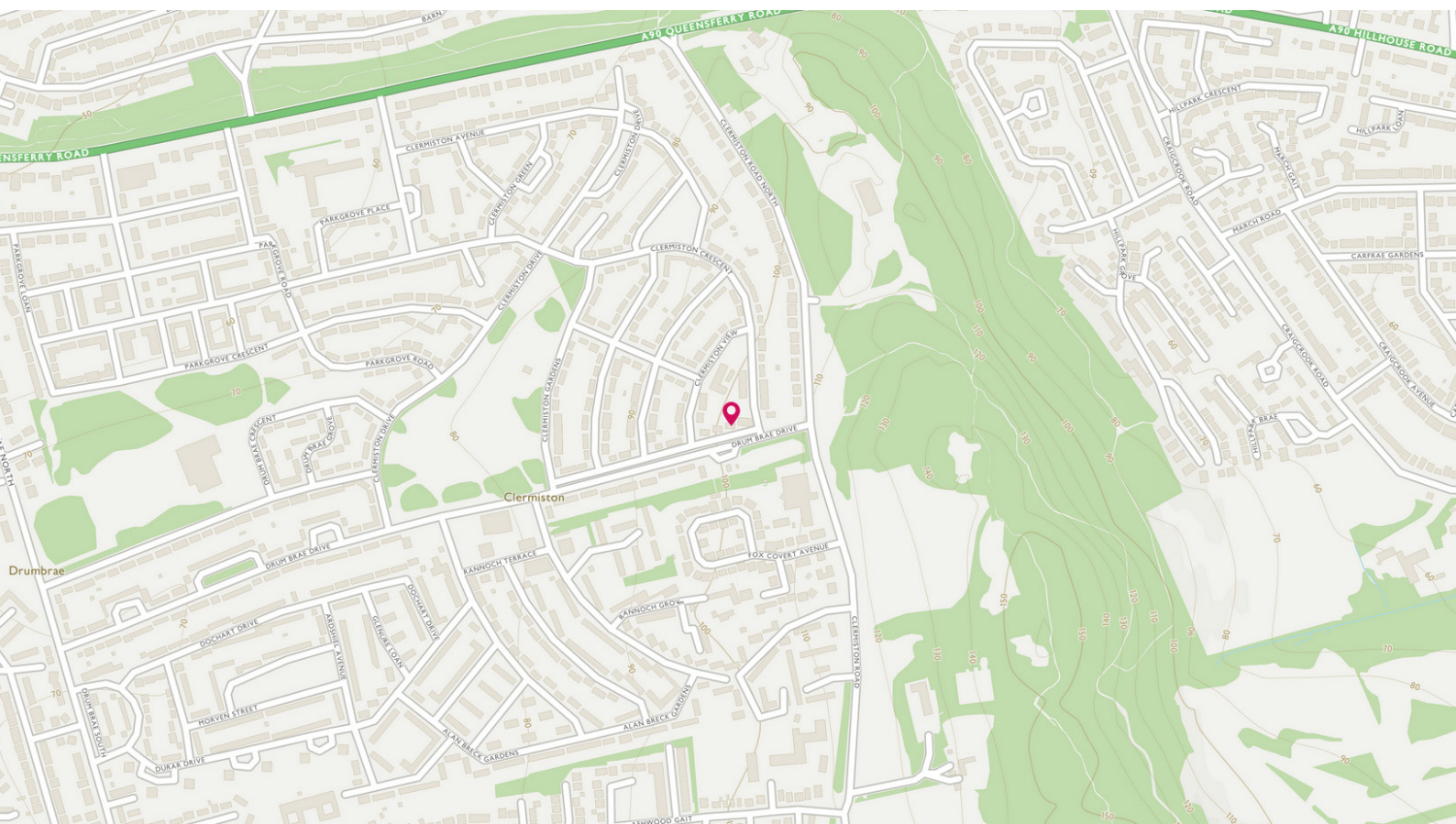


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 4.60m (15'1")
Kitchen	3.80m (12'6") x 3.50m (11'6")
Bedroom 1	4.60m (15'1") x 3.50m (11'6")

Bedroom 2	4.60m (15'1") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 86m²
EPC Rating: C



THE LOCATION

Clermiston is a much respected, well established residential district situated on the west side of Edinburgh. The area is bordered by Queensferry Road on the north side, Clermiston Road North to the east and Drum Brae North to the west. There are excellent local shops and amenities and these will provide all the normal daily requirements. For those interested in keep fit activities, Drumbrae Leisure Centre is also within walking distance of the property. More extensive shopping facilities are available in Corstorphine, and this is just a five-minute drive away.





Corstorphine is considered to be one of Edinburgh's best-served shopping centres, and provides a wide choice of facilities as well as all the usual banking, building society and Post Office services.

Queensferry Road leads to the Barnton Junction and this gives direct links to the west and north. Links to the major trunk routes in Scotland, the M8 and Glasgow and the M9 to the north are just a few minutes' drive away. There are also good bus links making the property in easy reach of many places including Princes St and The Gyle as well as a direct link to Edinburgh airport with the airport bus stopping across from the property.

Local schools for the area include Clermiston and Fox Covert Primary Schools with The Royal High and Craigmount High School at secondary level.



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