



**McEwan Fraser Legal**

Solicitors & Estate Agents

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27 Durar Drive

DRUMBRAE, EDINBURGH, EH4 7HW

AREA

DRUMBRAE

EDINBURGH



Situated just a few miles from Edinburgh's city centre, Drum Brae provides easy access to the hustle and bustle of the capital while maintaining a peaceful suburban atmosphere. Its prime location makes it an ideal choice for families, professionals, and anyone seeking a balance between city life and tranquillity. Drum Brae benefits from excellent transport links. The area is well-connected by bus routes, ensuring that residents can effortlessly navigate the city. For commuters, the nearby Edinburgh Gateway train station provides access to both the city center and destinations beyond. Additionally, the Edinburgh Airport is just a short drive away, perfect for those who need to travel frequently.

Drum Brae is home to a variety of amenities that cater to residents' daily needs. The nearby Gyle Shopping Centre offers a wide range of shops, restaurants, and entertainment options. In addition, there are several supermarkets, schools, healthcare facilities, and parks in the vicinity, making it a self-sufficient community. Families with children will appreciate the quality of education options available in and around Drum Brae. There are several well-regarded primary and secondary schools in the area, ensuring that children have access to excellent educational opportunities.



27

DURAR DRIVE

EDINBURGH



McEwan Fraser Legal is delighted to present this two-bedroom terraced family home in the heart of Edinburgh's popular Drumrae Area.

Inside, the property comprises of a spacious living area which is very generously proportioned and offers various possibilities for furniture arrangements. The living room also has French doors out to the rear garden. Fully equipped kitchen which provides access to the private rear garden. The kitchen is fitted with excellent storage, and free-standing white goods. It also benefits from a gas stove, oven and grill. The property benefits from two very generous double bedrooms with fitted wardrobes and ample space for free-standing bedroom furniture. There is a family shower room on the first floor which has been finished to a high standard and is modern with a mains shower and full white three-piece suite.

In addition to the aforementioned accommodation the property also has a study on the ground floor which is a perfect home office or could (with the correct planning) be a downstairs toilet if desired. The property includes gas central heating, modern double glazing whilst benefiting from a private front and rear garden with off-street parking and free on-street parking for visitors and is situated in a fantastic location.






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