



*TWO BEDROOM COTTAGE
IN GILMERTON*



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Introducing a charming two-bedroom cottage nestled on Drum Street in the heart of Gilmerton. This delightful property boasts a spacious dual aspect living room that bathes in an abundance of natural light, creating a warm and inviting atmosphere throughout. There are two generously sized double bedrooms. The largest bedroom has plenty of built-in wardrobe space, ensuring ample storage space for all your belongings.

The cottage further impresses with a modern and well-appointed kitchen, complete with an electric hob for convenient cooking. From the kitchen, you'll enjoy easy access to the enchanting rear garden, perfect for those who appreciate outdoor living and al fresco dining. Whether it's a morning coffee or an evening barbecue, this garden offers a private and serene escape.

Completing this lovely home is a modern three-piece bathroom suite, promising relaxation and convenience. With its tasteful features and thoughtful design, this cottage on Drum Street embodies the epitome of comfortable living in a tranquil neighbourhood. Don't miss the opportunity to make this charming property your own and relish in the joys of cottage life in Gilmerton.





The Kitchen





Bedroom 1





Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.69m (15'5") x 4.56m (15')	Shower Room	1.80m (5'11") x 1.73m (5'8")
Kitchen	3.25m (10'8") x 1.99m (6'6")	Gross internal floor area (m ²): 60m ²	
Bedroom 1	3.62m (11'11") x 2.73m (9')	EPC Rating: D	
Bedroom 2	3.25m (10'8") x 2.73m (9')		

The Garden

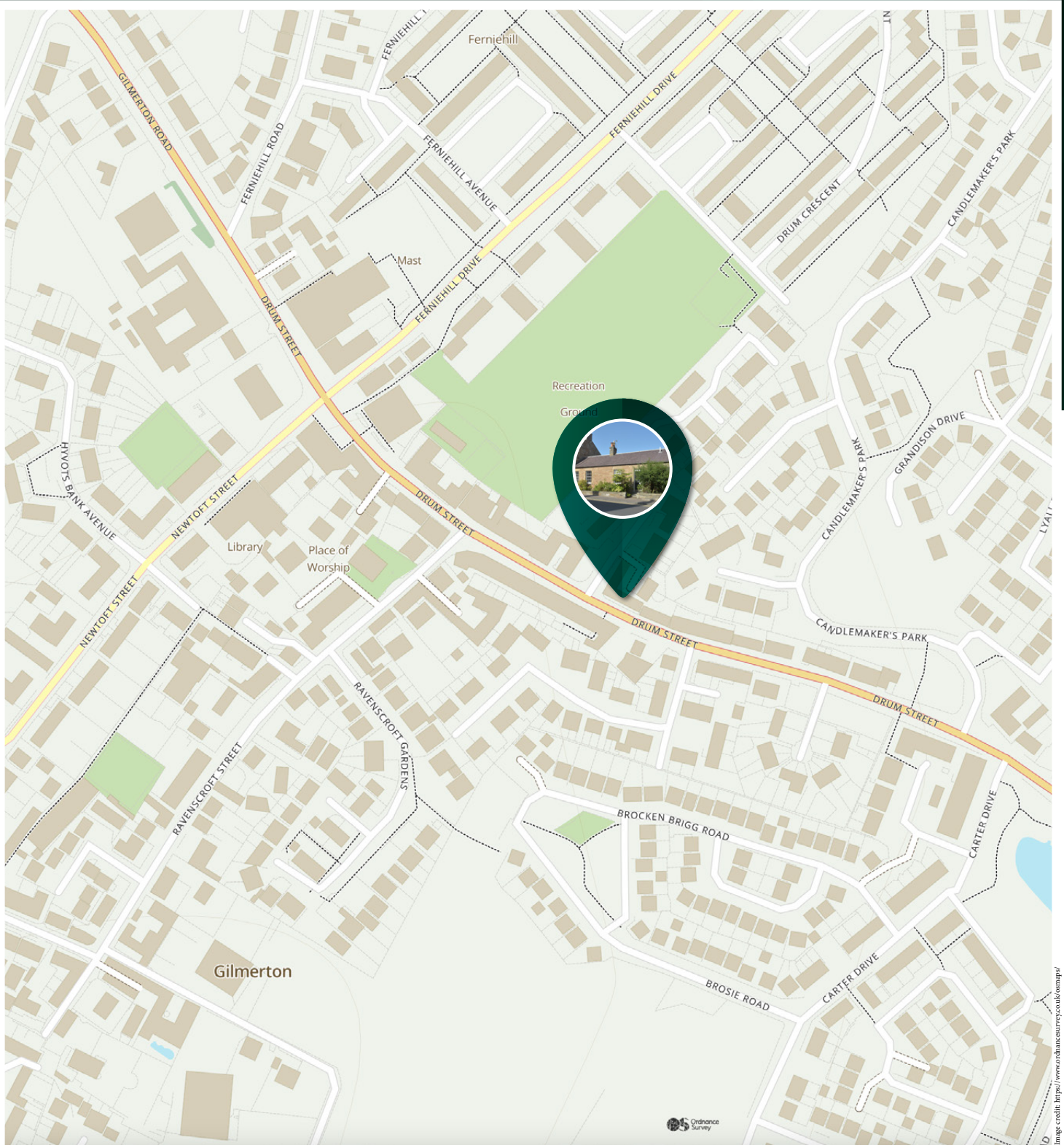




Gilmerton is a long established and sought after residential area which lies approximately 4 miles to the South of the city centre and offers an excellent range of local amenities. Once a mining village, the thriving community is now well served by independent shops with further shopping facilities available at nearby Cameron Toll Shopping Centre, Fort Kinnaird and Straiton Retail Park.

With excellent public transport links into the city centre and other areas of Edinburgh, Gilmerton is ideally positioned to enjoy the wealth of leisure facilities and cultural attractions offered in and around Edinburgh. There are excellent sport and recreational facilities including nearby Gracemount Leisure Centre, the Commonwealth Swimming Pool and Gym, the Braid and Pentland Hills, and a wide range of golf courses. There are state and independent schooling options, with early years, primary and secondary education close by. The Royal Infirmary is just a five-minute drive away and the property is ideally located for commuters, with quick and easy access to the Edinburgh City Bypass, which connects to the M8/M9 motorway networks, Forth Road Bridge, Edinburgh airport and beyond.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
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Professional photography
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Layout graphics and design
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