



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**41 Drum Brae Crescent**

EDINBURGH, EH4 7SD





# THE LOCATION

## CLERMISTON

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.







# THE PROPERTY

41 DRUM BRAE CRESCENT

McEwan Fraser is delighted to present this appealing mid-terraced house to the market. The property is well positioned in Clermiston, an established and popular residential area. Internally, the property is presented in good order and there are generous private gardens to both front and rear. This is an ideal starter home for a couple or young family.

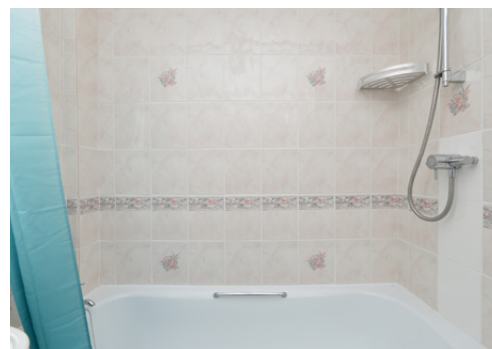
Internal accommodation is focused on a spacious living room with feature fireplace and abundant natural light arriving via a large picture window. The living room is warm and engaging with plenty of space for large sofas and supporting furniture. The living room also gives access to a modern kitchen breakfast room which overlooks the rear garden. Recently refitted to an exacting standard, the kitchen boasts a range of base and wall-mounted units set against tiled splashbacks. There is ample prep and storage space alongside a range of integrated appliances and a gas hob.

Climbing the stairs, the first-floor landing gives access to two double bedrooms, bathroom and a large loft for additional storage. Bedroom one overlooks the front garden and is a particularly generous bedroom with plenty of space for a full suite of free-standing furniture to complement the integrated storage that runs over the stairs. Bedroom two is a rear facing double, again offering plenty of space for a double bed and supporting furniture. The bathroom is tiled with a three-piece suite with shower over bath.

There are lawned gardens to the front of the house which are well stocked with shrub beds and a small hedgerow. The extensive rear garden is also laid to lawn and would be a fantastic resource for young children.



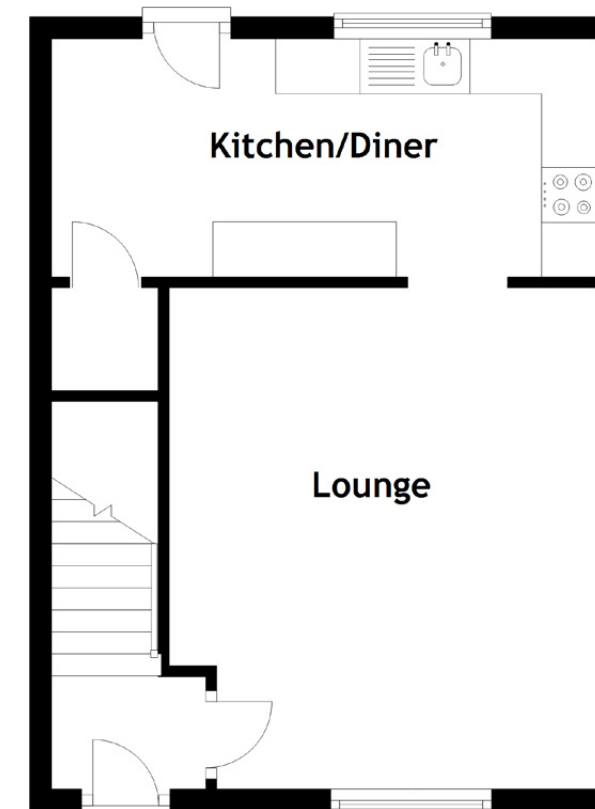




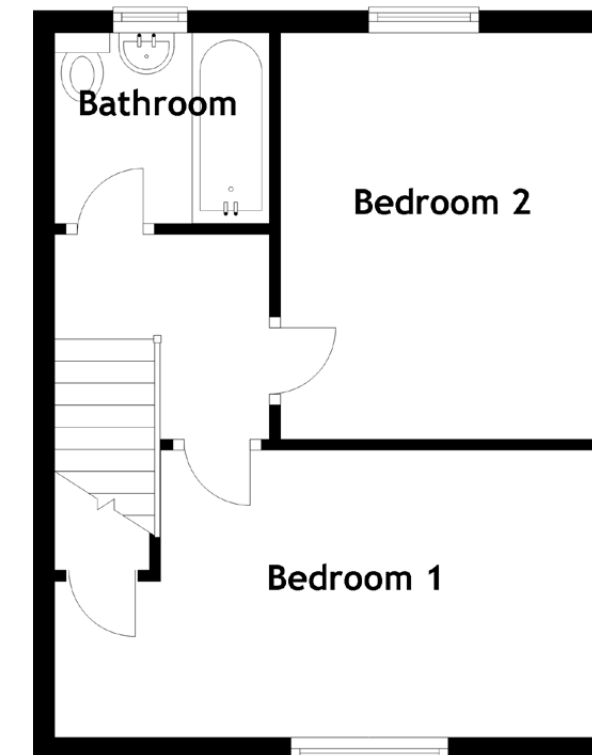
# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

## Ground Floor



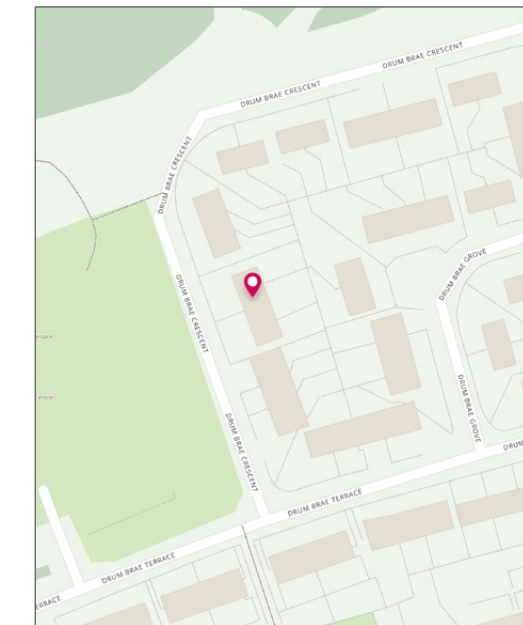
## First Floor



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.55m (14'11") x 3.88m (12'9")
Kitchen/Diner	4.95m (16'3") x 2.16m (7'1")
Bedroom 1	4.95m (16'3") x 2.61m (8'7")
Bedroom 2	3.69m (12'1") x 2.90m (9'6")
Bathroom	1.95m (6'5") x 1.73m (5'8")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
EPC Rating: C







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