

25 Drum Brae Drive

CLERMISTON, EDINBURGH, EH4 7BY



*Spacious Two Bedroom Terraced Home in
Edinburgh is Desirable Clermiston Area*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced house in Edinburgh is sought after Clermiston area of the city. Just a short walk from Corstorphine Hill and excellent transport links into the city centre.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which would accommodate dining space with ease and also provides direct access into the private rear garden which overlooks woodland.
- Fully equipped modern kitchen with gas hob, fan oven and freestanding white goods. The kitchen is well-proportioned and front-facing making for a bright space to cook.

THE KITCHEN





- The property has a functional three-piece shower room with an electric shower. Functionality has been the primary thought on installation
- The house benefits from two generously proportioned double bedrooms. The master bedroom has integrated wardrobes with sliding mirror doors and the second bedroom has a smaller yet still, effective cupboard integrated.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

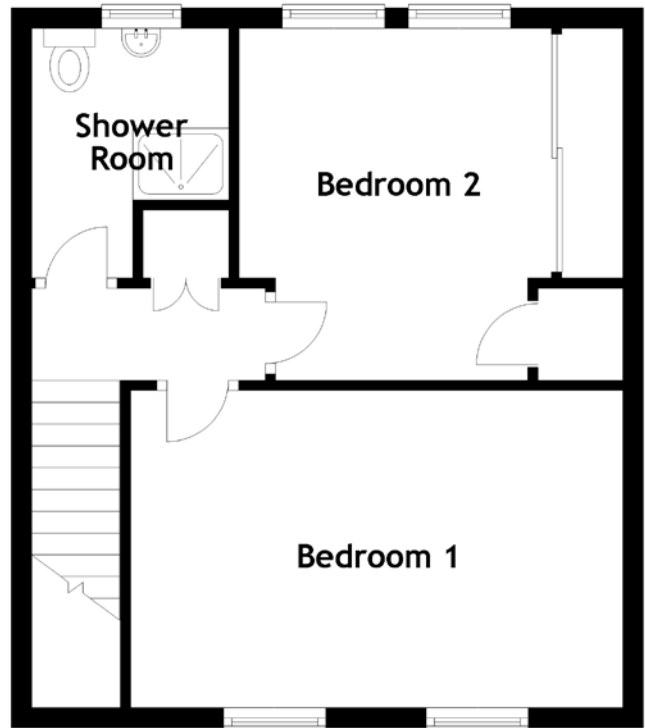
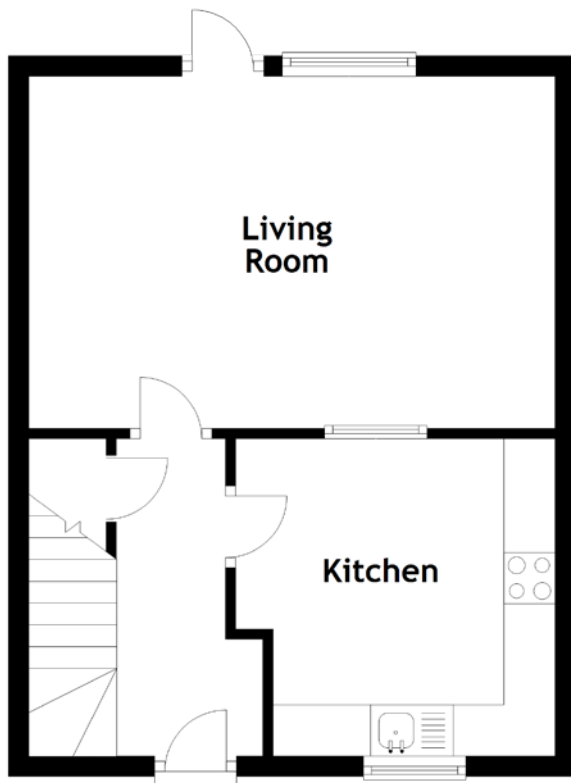


In addition, the property includes a private front and back garden with a single driveway for off-street parking and three on-street parking available for visitors. You will also find the property has modern gas central heating and double glazing making for a warm home year-round.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

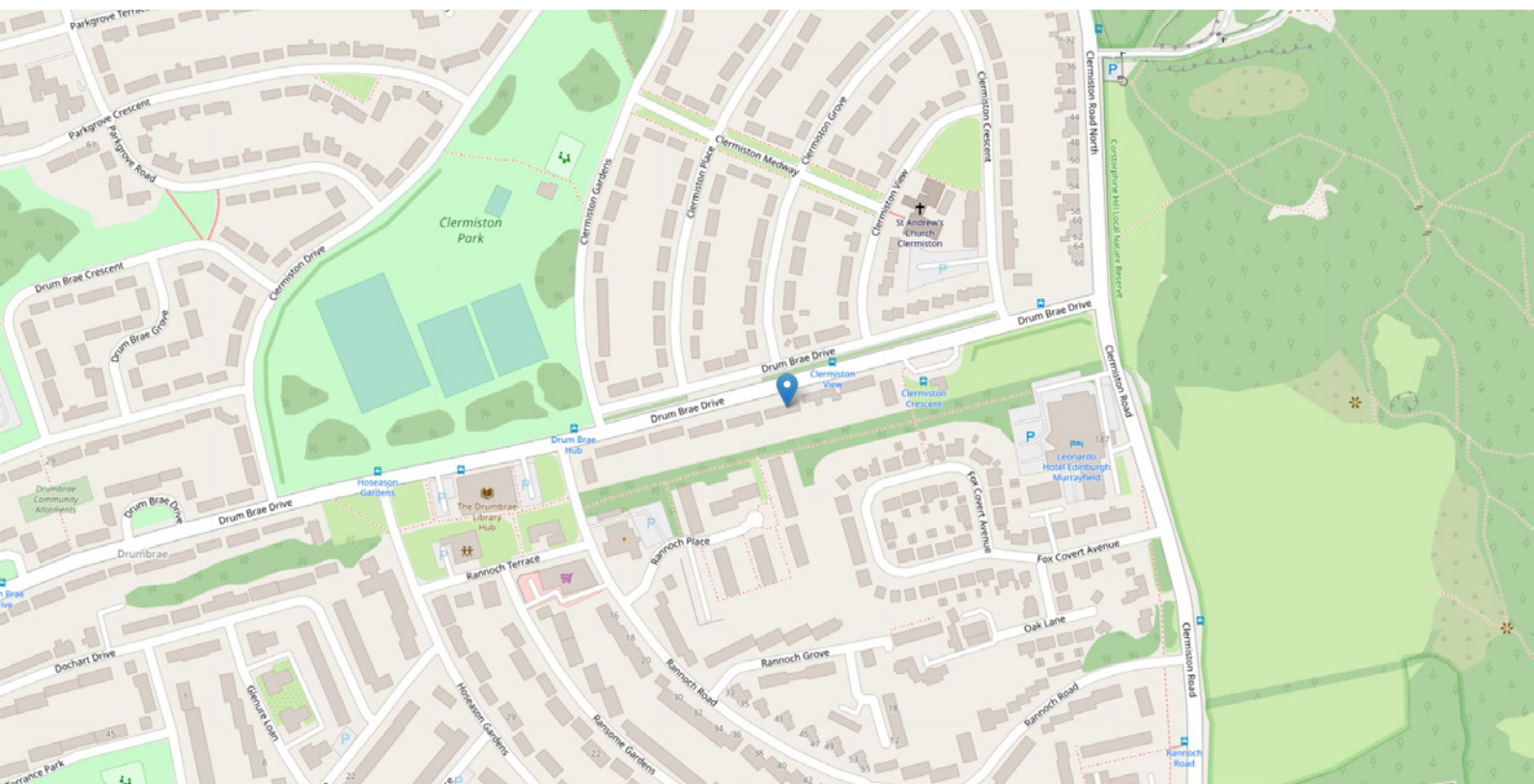


Approximate Dimensions (Taken from the widest point)

Living Room	5.14m (16'10") x 3.44m (11'3")
Kitchen	3.12m (10'3") x 3.10m (10'2")
Shower Room	2.44m (8') x 1.93m (6'4")

Bedroom 1	4.69m (15'5") x 3.10m (10'2")
Bedroom 2	3.75m (12'4") x 3.44m (11'3")

Gross internal floor area (m²): 80m²
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 the Drum Brae North to the west.





There are excellent local shops and amenities, and these will provide all the normal daily requirements. 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. Davidson's Mains is also within each reach, and provides a wide choice of facilities ranging from corner shops to national chain stores. Should a more specialised trip be required, Edinburgh's city centre is within easy reach using one of the many and frequent bus services that pass through the area.

Edinburgh's city centre offers a wide range of hotels, restaurants and bars, as well as theatres and cinemas, concert halls and art galleries. Queensferry Road leads to the Barnton Junction and this gives direct links to the west and north. The Edinburgh city bypass now gives easy access to East Lothian with its famous golf courses and beautiful beaches. 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.

Delightful walks over Corstorphine Hill, with panoramic views over Edinburgh, are just a few minutes' walk away. Edinburgh Zoo is nearby, and Cramond Foreshore, with its variety of water sports, is just a five minute drive away. Local schools for the area include Clermiston Primary School and The Royal High Secondary School.



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