

51 Drum Brae Terrace

CLERMISTON, EDINBURGH, EH4 7SF



*2 BEDROOM TERRACED HOUSE WITH DOUBLE
DRIVEWAY AND SOUTH-FACING GARDEN*



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Nestled within the charming neighbourhood of Drum Brae Terrace, Edinburgh, this delightful two-bedroom mid-terrace house offers a blend of modern comfort and practicality.

As you step through the entrance hall, you're greeted by a convenient space to kick off shoes and hang coats, setting the tone for a warm welcome.



The heart of the home unfolds into a spacious and luminous living room, seamlessly flowing into a contemporary kitchen adorned with sleek electric hob and ample storage, catering to both culinary enthusiasts and practical needs alike. A back door leads out to a beautifully presented, low-maintenance garden, offering a serene outdoor retreat perfect for relaxation or entertaining guests.





Ascending upstairs, discover two generously sized double bedrooms, with the master bedroom boasting dual aspect windows, flooding the space with natural light. Both bedrooms offer a tranquil sanctuary, ideal for unwinding after a long day. Completing the upper level is a modern three-piece bathroom suite, providing both functionality and style.





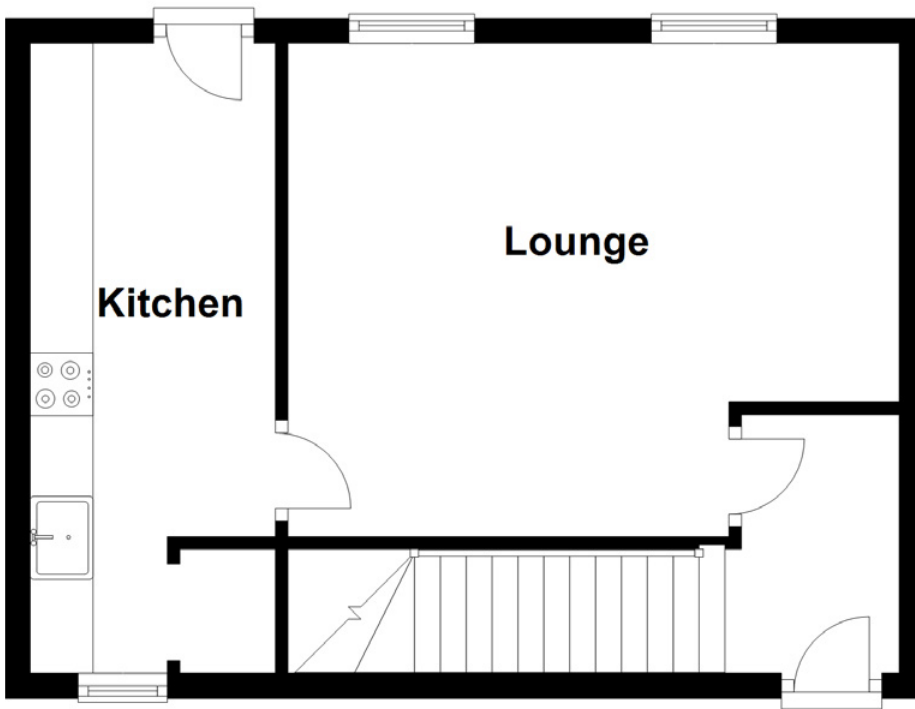
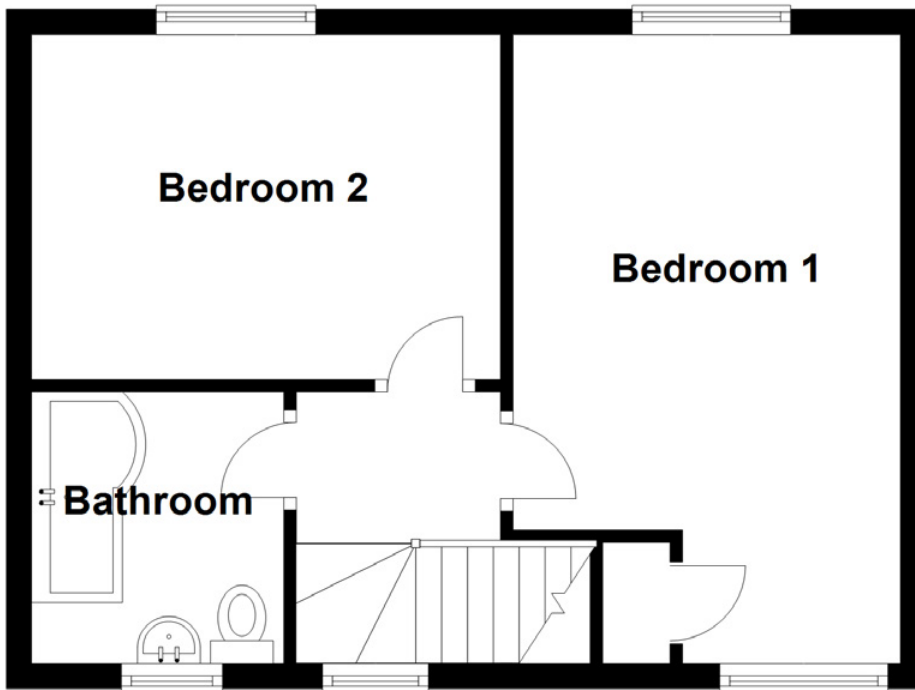
Bedroom 1





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.87m (16') x 3.93m (12'11")	Gross internal floor area (m ²): 71m ²
Kitchen	5.02m (16'5") x 1.95m (6'5")	EPC Rating: C
Bedroom 1	5.02m (16'5") x 3.08m (10'1")	
Bedroom 2	3.73m (12'3") x 2.75m (9')	
Bathroom	2.17m (7'1") x 2.01m (6'7")	



Adding to the allure of this residence is the inclusion of a large double driveway at the front, ensuring ample parking space for residents and guests alike. To the rear, a south-facing orientation bathes the garden in sunlight, creating an inviting outdoor space to enjoy throughout the seasons. The property also benefits from a floored attic, which is accessible by Ramsay Ladder, ideal for storage or conversion if more space is needed.

In summary, this property on Drum Brae Terrace presents an enticing opportunity to embrace modern living in a desirable location, offering comfort, convenience, and a tranquil ambiance to call home.

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CRAMOND CAUSEWAY

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. 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. 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.

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.
