

3 Drum Woods

GILMERTON, EDINBURGH, EH17 7EL



*Superb detached bungalow offered
chain-free and in move-in condition*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this superb detached bungalow to the market. Offered chain-free and in move-in condition, the property has three double bedrooms, a generous living room, a fully equipped kitchen, a generous bathroom, and a large conservatory. Further benefits include a quiet cul-de-sac setting, a driveway and garage, gas central heating, double glazing, and low-maintenance gardens with artificial grass. This would be a perfect property for someone looking to downsize.

THE LIVING ROOM



Accommodation is focused on a bright and spacious living room that has excellent levels of natural light and a contemporary fireplace, which creates a lovely focal point for the room. The space on offer will give the new owner plenty of flexibility to create their ideal living and entertaining space.

THE KITCHEN



The kitchen is to the rear of the property and has a good range of base and wall-mounted units with a range of integrated appliances, including a dishwasher. A patio door from the kitchen leads into the bright and spacious conservatory, but is perfectly positioned to capture the summer sun.



THE CONSERVATORY





Bedroom one is a generous double, neutrally decorated, enjoys integrated wardrobes and also has access to an en-suite shower room. Bedrooms two and three are further doubles, which are also neutrally decorated. The bathroom is tiled and finished with a white three-piece suite that has a shower over the bath.

THE BATHROOM



BEDROOM 1



enjoys integrated wardrobes and also has access to an en-suite shower room



BEDROOM 2



BEDROOM 3

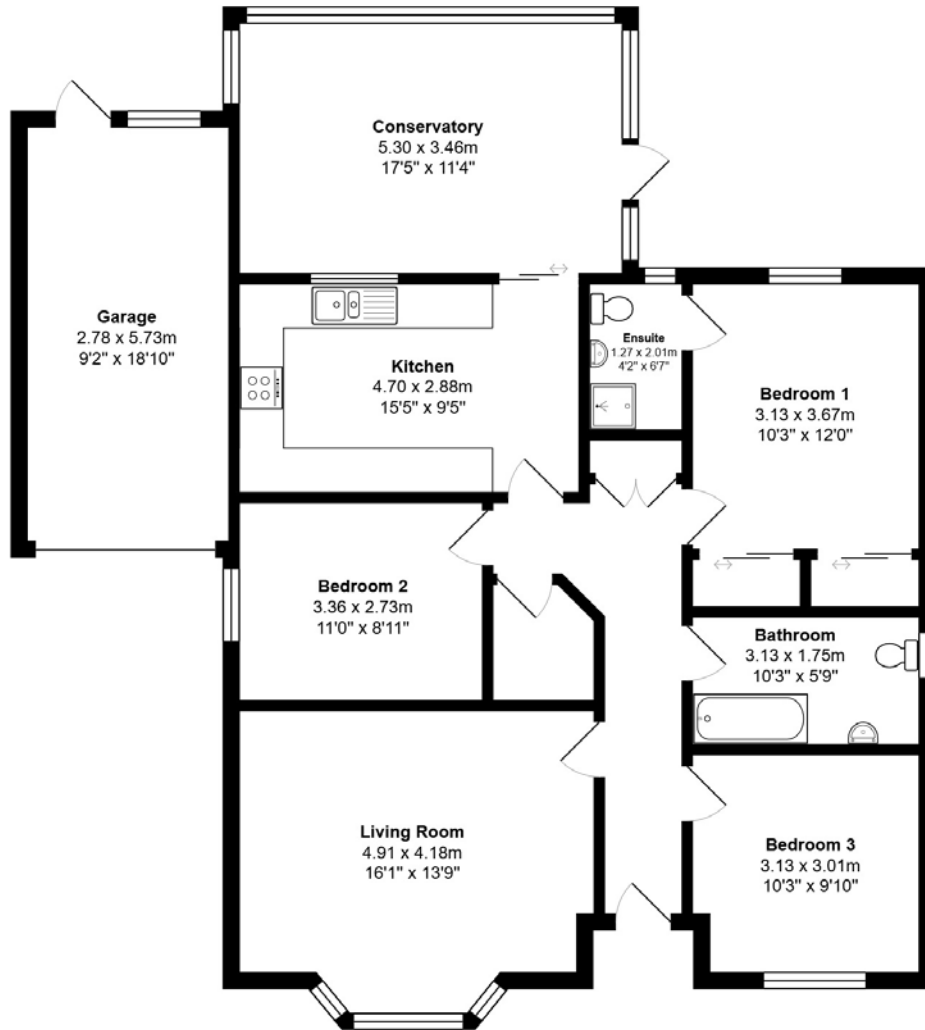


Externally, the property sits back from the road behind an artificial lawn and mature flower bed. A driveway to the left-hand side of the property can accommodate two cars and provides access to a single garage with electric door. The south-facing rear garden is a perfect suntrap and also enjoys an artificial lawn, a decked area for entertaining, and a high degree of privacy.

EXTERNALS



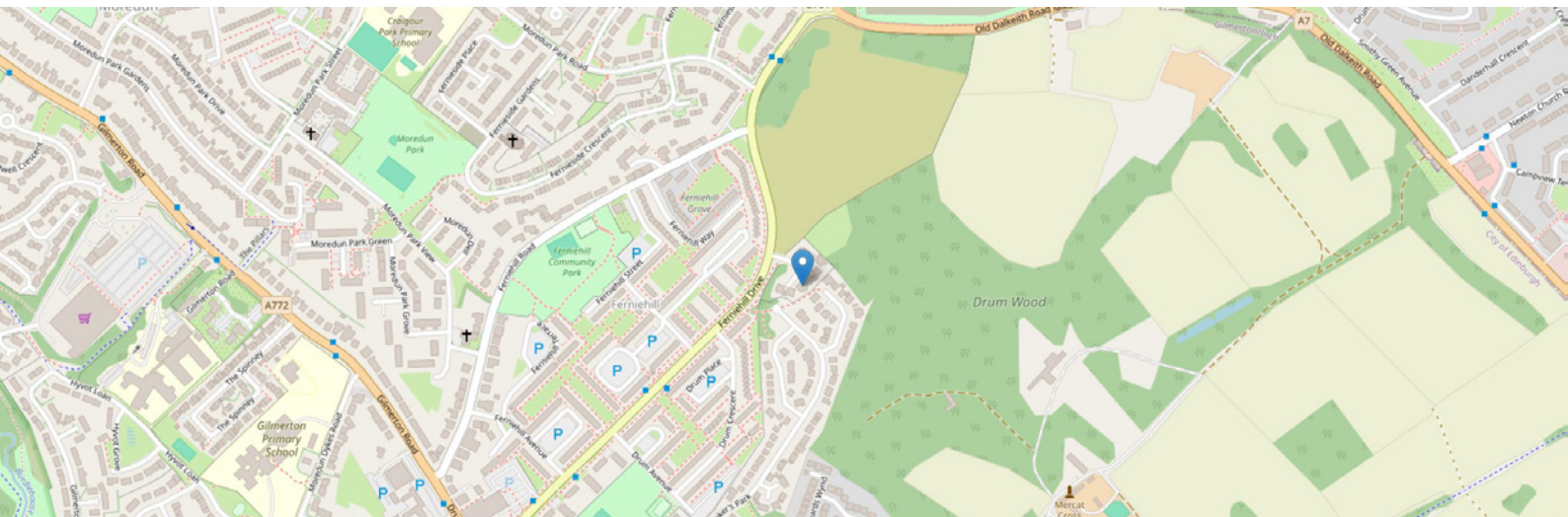
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 105m² | EPC Rating: C

Please note: No warranties will be given in respect of the appliances or systems in the property.
The property is sold as seen



THE LOCATION

The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, within a 10-minute drive to Edinburgh Royal Infirmary and Sick Kids Hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl and Iceland all within easy reach. The Cameron Toll Shopping Centre, Fort Kinnaird and Straiton Retail Parks are all just a short drive away, offering a more extensive range of shopping requirements.





Good public transport services operate to and from the City Centre and surrounding areas, with the City Bypass only a short drive away, linking the main Scottish motorway network system with Livingston, only a 20-minute drive away. Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There are primary and secondary schools within easy reach, and the property is also well placed for access to further educational facilities, including Edinburgh's University King's Building campus, Heriot-Watt, Napier and Queen Margaret University.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.