

55 Parkgrove Loan

DRUMBRAE, EDINBURGH, EH4 7QA



*BEAUTIFULLY MODERNISED 3-BED
SEMI WITH STUNNING PARK VIEWS*



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McEwan Fraser Legal is delighted to present this beautifully modernized three-bedroom semi-detached home, nestled in the highly sought-after Drumbrae area of Edinburgh. Boasting a serene outlook over the picturesque Drumbrae Park, this charming property offers the perfect blend of comfort, style, and convenience.

Thoughtfully decorated throughout, the home benefits from gas central heating, double glazing, and generous yet low-maintenance front and rear gardens, which are ideal for relaxation or entertaining. Inside, you'll find three well-proportioned bedrooms, including a master with built-in wardrobes, a bright, spacious open-plan living and dining area, and an inviting electric fireplace.

The stylish modern kitchen comes fully equipped with an oven, hob, and hood, as well as a washer/dryer and space for a fridge freezer and dishwasher. It also provides direct access to the beautifully landscaped rear garden, featuring a mix of lush lawn, a charming patio, and a handy storage shed.

The Property









Bedroom 1





Bedroom 2

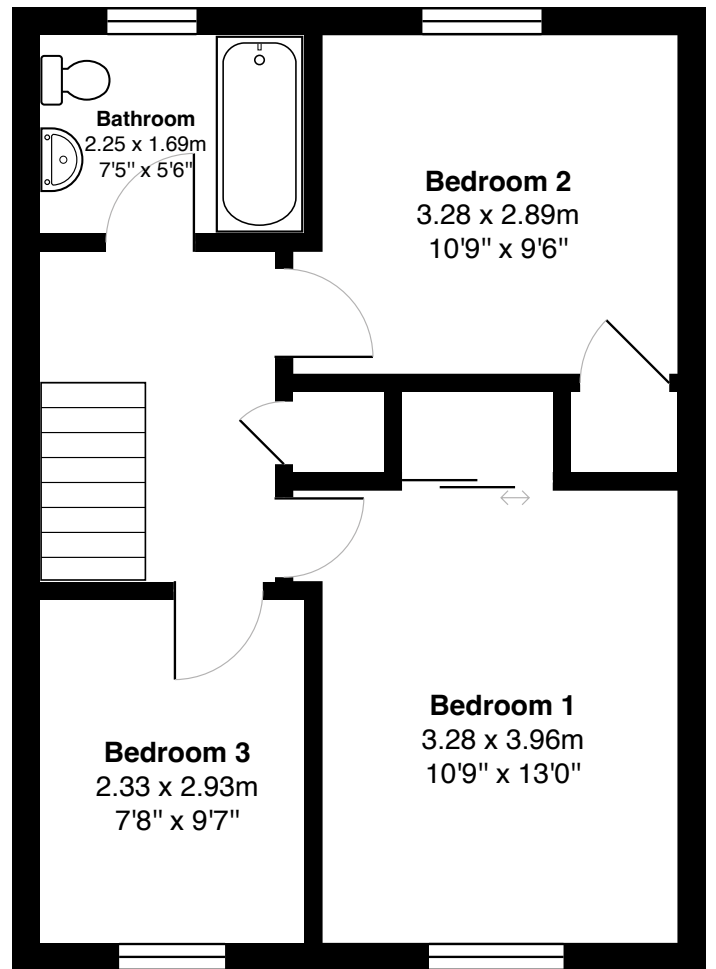
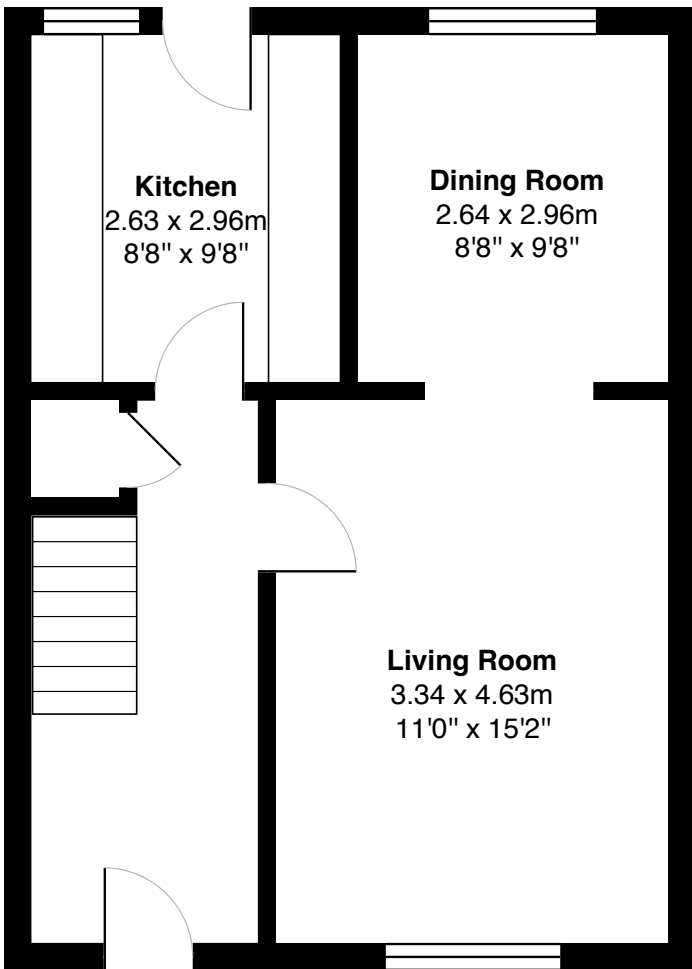




Bedroom 3







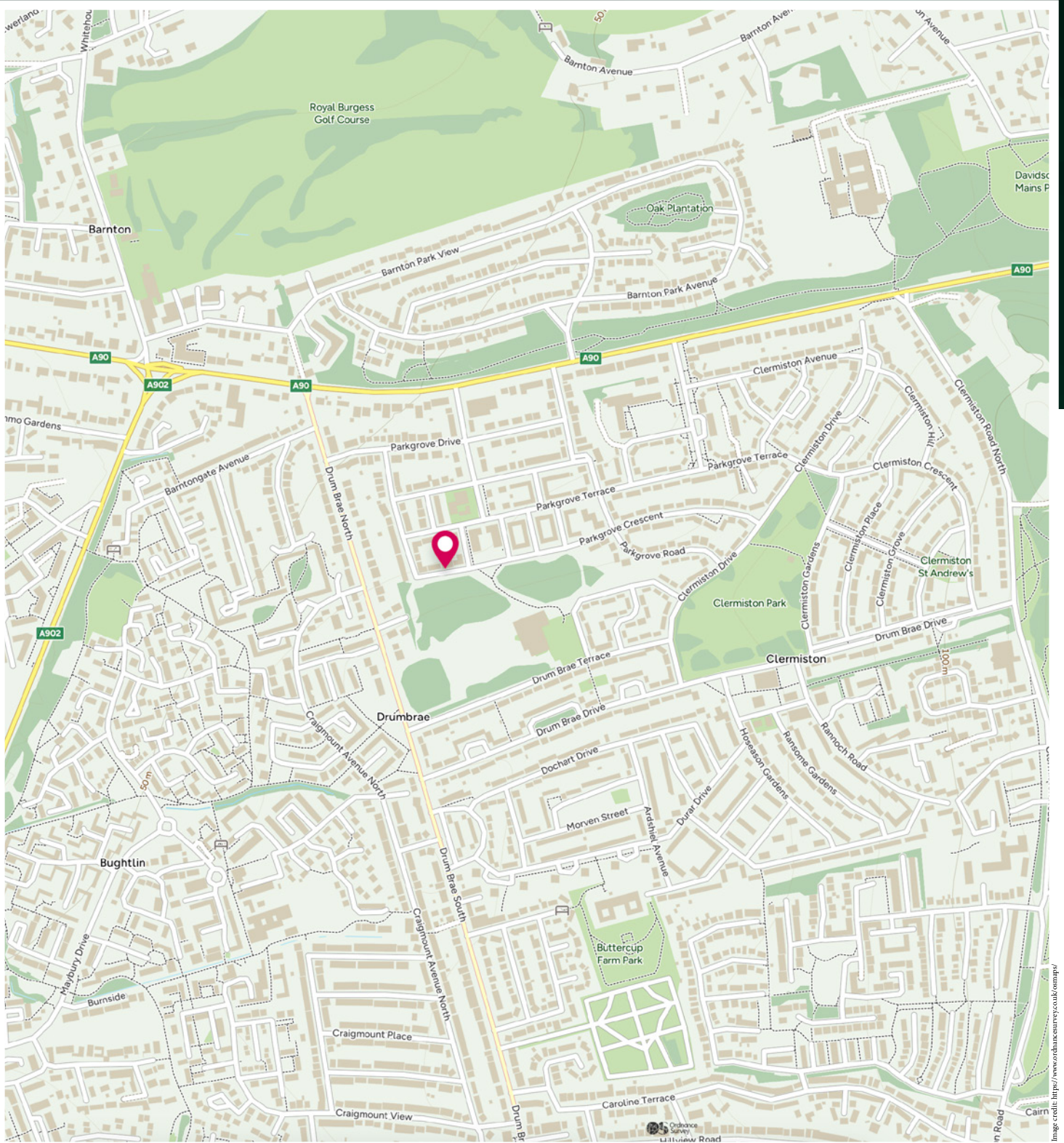
Gross internal floor area (m²): 83m²

EPC Rating: C

Additional highlights include a partially floored attic for extra storage, an allocated parking space, and ample built-in storage throughout. With top-rated nurseries, primary and secondary schools, excellent local amenities, and superb transport links all within walking distance, this delightful home is perfect for families, professionals, and first-time buyers alike.

Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer!





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Exchange
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THE SUNDAY TIMES
THE TIMES



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