



## 20b Daisy Cottage, Drum Street, Edinburgh, EH17 8QH

Well-Presented & Spacious, Three-Bedroom, Semi-Detached Home with Garden & Driveway

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# Property Description

This well-presented and exceptionally spacious three-bedroom semi-detached home boasts a generous garden and multi-vehicle driveway, while offering superb flexibility and modern finishes throughout. Set in a small, quiet cul-de-sac, conveniently located in the Gilmerton area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three double bedrooms, a family bathroom and a ground floor shower room.

Highlights include a modern fitted kitchen and bathrooms, generous room sizes, contemporary flooring and lighting.

In addition, features include gas central heating, double glazing, while appliances and furniture are available for inclusion in the sale.

Externally, the property benefits from a gated driveway providing access to the enclosed garden with gravel landscaping, a patio deck and a hot tub.

A welcoming entrance offers space for outerwear and opens into a spacious living room, set to the front, finished with light decor and laminate flooring. Set off the lounge, an inner hall space connects to a shower room with a modern suite including a large mains shower cubicle and a ladder-style radiator. A few steps lead to a particularly generous kitchen/dining area, ideal for family living and entertaining. The kitchen is fitted with contemporary units, stone-effect worktops, an integrated oven and hob, and freestanding appliances including a dishwasher, a washing machine, and an American-style fridge/freezer. Tiled flooring and spotlighting complete the space, with direct access to the rear garden.

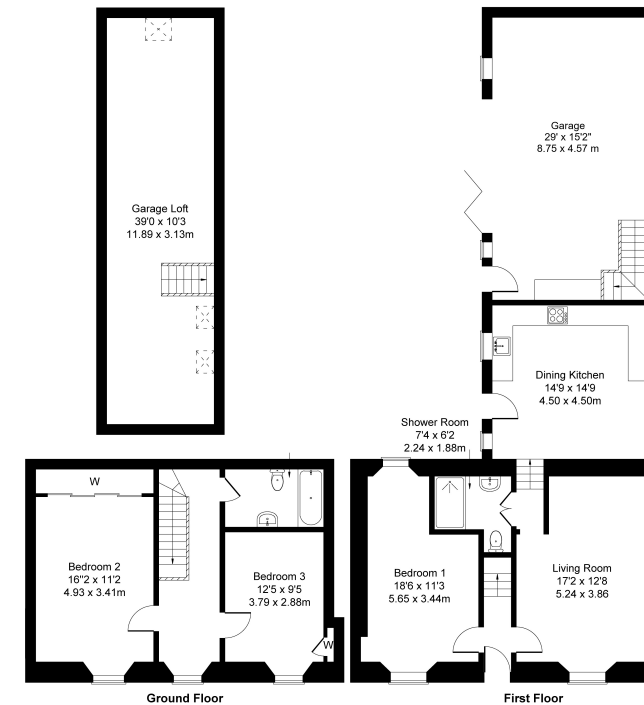
The ground floor also features the first of three double bedrooms — a large, dual-aspect room with ample space for freestanding furniture, coving, light decor, and laminate flooring. Upstairs, the landing leads to two further well-proportioned bedrooms. Bedroom two benefits from a large built-in wardrobe with mirrored doors, while bedroom three also includes built-in storage. A modern family bathroom completes the upper level, featuring a three-piece suite with a shower over the bath, panelled splash walls, and a ladder-style radiator.

Further highlights include a large garage with bi-fold doors, and a further floored loft space, with potential to be converted (subject to any planning consents).



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Approximate Gross Internal Area: (2077 sq ft - 193 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Gilmerton is a popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.









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