



**97b Drum Street, Gilmerton, Edinburgh, EH17 8RH**

Three Bedroom, Mid-Terrace Home

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# Property Description

Beautifully-presented, three-bedroom, mid-terrace home with a private garden and garage. Located in popular Gilmerton, to the south of Edinburgh city centre.

Comprises; an entrance hall, living/dining room, kitchen, two double bedrooms, a single bedroom, bathroom and a ground-floor WC. Features include gas central heating, timber framed double glazing, TV and telephone points, and good integrated storage including a partially floored attic. Externally the property benefits from a private rear garden, laid to lawn with a patio, and a garage set to the side of the property.

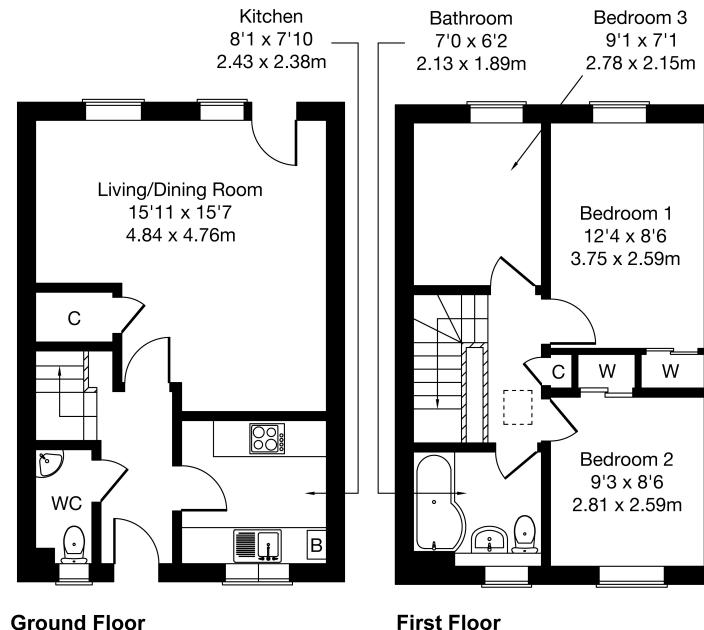
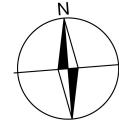
The entrance hall affords access throughout, including the two-piece WC, and features carpeted stairs to the first-floor landing. With wood-effect flooring that carries through from the hall, the bright and well-proportioned lounge offers access to the private rear garden. In addition, the lounge has a store cupboard and provides ample space for living and dining furniture. The kitchen has fitted modern wall and base units with wood effect worktops with matching splashbacks and a composite sink. Appliances include an integrated ceramic hob, electric oven, extractor hood, freestanding fridge/freezer and washing machine.

Upstairs, bedrooms one and two are set to either aspect and feature laminate flooring and built-in wardrobes. With a rear aspect window, bedroom three offers a flexible space that could be used as a study or guest room with a convenient TV point and pendant lighting fitting. Completing the accommodation and recently fitted, the modern bathroom has a white three-piece suite with a tap mains mixer shower over the bath and panel splash walls.



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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Ground Floor

First Floor

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 long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are

within easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Liberton High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.





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