



# Property Description

Well-proportioned two bedroom lower villa, with gardens, set in a quiet cul-de-sac and conveniently located in the Gilmerton area, south of Edinburgh city centre.

Comprises: an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Requiring full refurbishment, features include gas central heating, double glazing, and TV and telephone points.

Externally, there are enclosed gardens to the front and rear, with unrestricted parking to the front and on the surrounding streets.

The hall features two built-in stores, a pendant light fitting, carpeted flooring, and wood-effect flooring at the entrance. Set to the front, a good-sized public room includes carpeted flooring and a central light fitting.

Also to the front, a spacious L-shaped kitchen includes fitted units and stone-effect worktops, a tiled surround, and an integrated oven and gas hob with a canopy above.

Bedroom one is rear-facing and features wood-effect flooring, a press recess, fitted wardrobes, and a central pendant light fitting. Set off the lounge, bedroom two is also rear-facing and includes wood-effect flooring and a pendant light fitting.

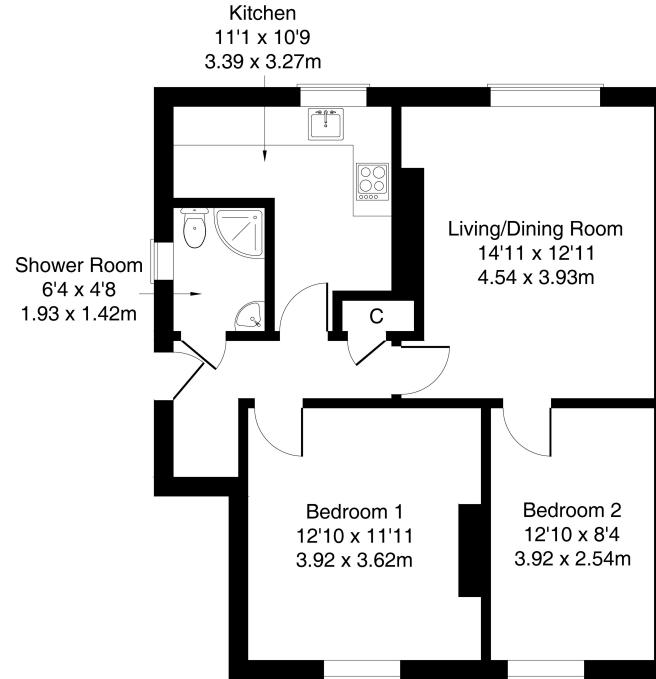
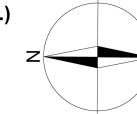
The shower room has a side-aspect window and includes a two-piece suite and a corner cubicle with an electric shower unit.

A Virtual 360 Tour is available online.



**23 Drum Cottages, Edinburgh, EH17 8RL**

Approximate Gross Internal Area: (657 sq ft - 61 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 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 Gracemount 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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