



58 Drum Street, Gilmerton, Edinburgh, EH17 8RN

Tastefully Presented, Traditional, One-Bedroom, Ground-Floor Flat

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Property Description

Tastefully-presented, one-bedroom, ground-floor flat, with a private garden, forming part of a traditional, stone-built terrace. Conveniently located in the established Gilmerton area, southeast of Edinburgh city centre and close to the city bypass.

Comprises a vestibule, hallway, living room, kitchen, double bedroom and a bathroom.

Highlights include a modern kitchen, with appliances and solid wood worktops, gas central heating and contemporary flooring throughout. In addition, there is double glazing, a south-westerly facing, private, patio garden, a well-kept, shared green and unrestricted, on-street parking.

A bright vestibule offers space for outerwear and opens to the main hall giving further access throughout, including a built-in store cupboard. Rear-facing is a good-sized public room, with a feature fireplace, an open-shelved press, plain coving, and wood-effect flooring.

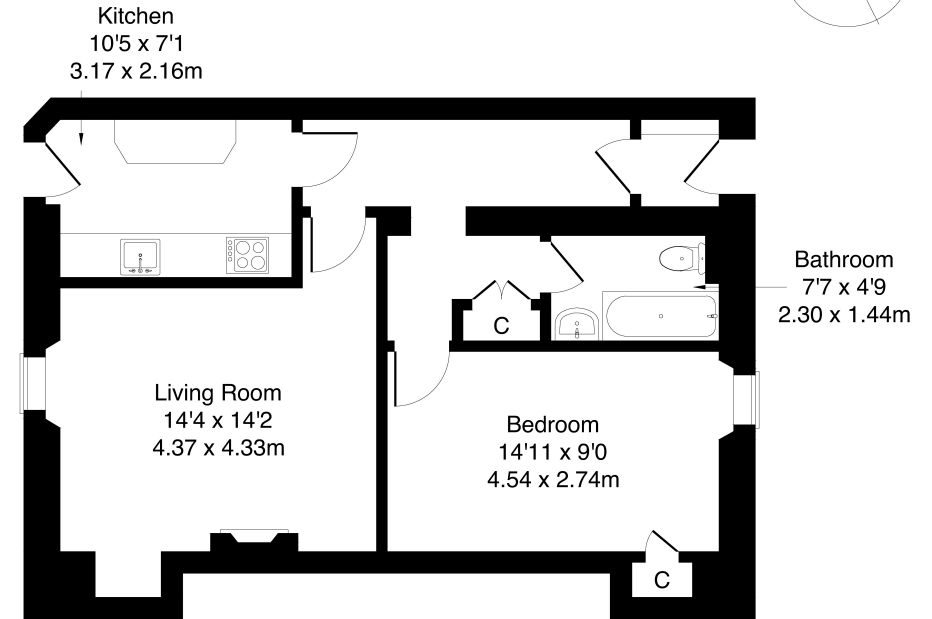
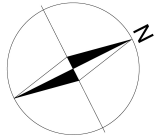
The kitchen is also rear-facing, with a door to the garden. Fitted units and worktops include a breakfast bar, Belfast-style sink, a tiled surround, a fridge, freezer, washing machine, an integrated oven and a gas hob.

A double bedroom has a front-facing window, with traditional, working shutters, a press cupboard, and ample space for freestanding storage. The bathroom includes a three-piece suite, with a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (592 sq ft - 54 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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