



Estate Agents and Solicitors

32e Drum Brae South, Corstorphine, Edinburgh, EH12 8SU

Beautifully Presented, Two-Bedroom, South-Facing, Main Door, Upper Villa

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Property Description

Forming part of a charming period stone-built terrace, this beautifully presented, two-bedroom, south-facing main-door upper flat includes an allocated parking space. Quietly set 'off-street' with shared gardens to both aspects, located in the well-regarded Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hall and stairway, a living/dining room, a kitchen, two double bedrooms, and a bathroom.

Features include a fitted kitchen with appliances, a bright, fully tiled bathroom, gas central heating, and double glazing.

In addition, there is light tasteful decor throughout, skylight windows, and a well-maintained shared drying green to the rear.

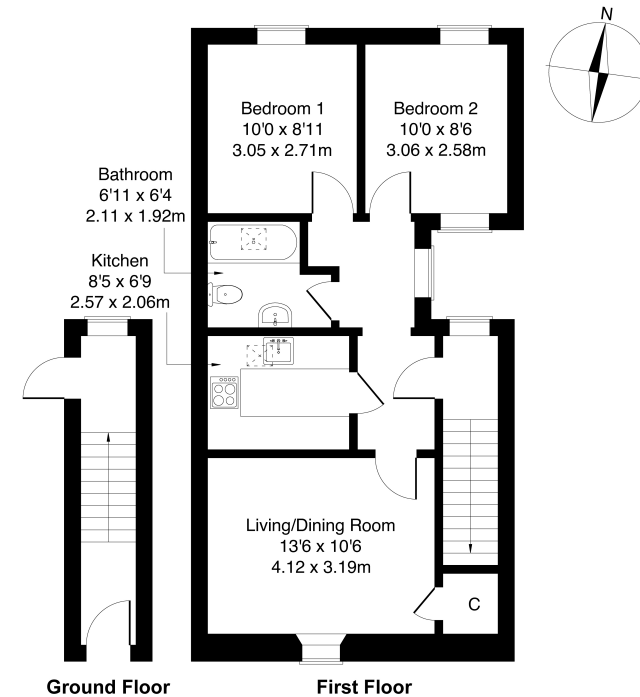
A welcoming entrance leads to a carpeted staircase and landing with space for outerwear, before opening into the main hallway. Set to the front of the property, a bright living/dining room enjoys a sunny southerly aspect, flooding the space with natural light. The room features light decor, carpeted flooring, and a convenient built-in storage cupboard.

Set internally, with a skylight window, the kitchen is fitted with contemporary units, wood-effect worktops, a tiled surround, and a sink with a drainer. A skylight window brings in natural light, while integrated appliances include an oven and a hob. A freestanding washer/dryer, a fridge/freezer, and a dishwasher are also included for added convenience.

Set quietly to the rear, both double bedrooms are well-proportioned and tastefully decorated, offering ample space for furniture and relaxation. Completing this home, a fully tiled, family-sized bathroom is fitted with a three-piece suite including a shower over the bath and a skylight window.

This delightful home is ready to move into and offers a perfect blend of comfort, style, and practicality, ideal for first-time buyers, professionals, or those looking to downsize.

32E Drum Brae South, Edinburgh, EH12 8SU
Approximate Gross Internal Area: (570 sq ft - 53 sq m.)(Excluding Ground Floor)



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

Area Description

Corstorphine is a highly desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The

Gyle Shopping Centre. The area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries at all levels.





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