



31b Drum Brae Walk, Corstorphine, Edinburgh, EH4 8DQ

Bright and Beautifully-Presented Two Bedroom, Ground Floor Flat

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Property Description

Bright and beautifully-presented two bedroom, ground floor flat with an allocated garage. Forming part of an established residential development, the property is located in the popular Corstorphine area, west of Edinburgh city centre.

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

In ready-to-move-in condition, the property has been freshly refurbished for the market, including a new kitchen, flooring, and light neutral decor throughout.

In addition, there is a generous bathroom, double glazing, gas central heating, a secured entry system, and good storage provision including bedroom wardrobes.

The development also provides an allocated store room in the communal stair, a garage with power and lighting, and a large shared green to the front.

The hallway gives access throughout and features a built-in store cupboard, contemporary wood-effect flooring, recessed spot lighting, and the entryphone handset.

Front-facing, the spacious public room can accommodate both lounge and dining furniture, and includes a box-bay window which provides plenty of natural light, wood-effect flooring, two pendant light fittings, and plain covings.

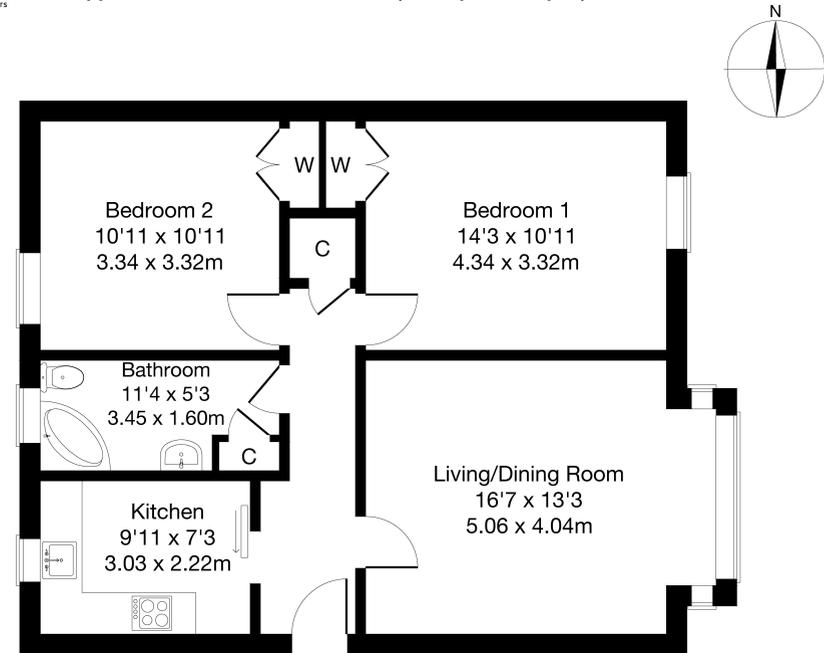
Rear-facing, a stylish kitchen includes stone-effect worktops, a sink with drainer, a tiled surround, and an integrated electric oven and gas hob with a canopy above, with space for further white goods.

Two well-proportioned double bedrooms are set to either aspect and include carpeted flooring, pendant light fittings, and built-in wardrobes.

Completing the accommodation, the bathroom is fitted with a modern three-piece suite, including a shower unit over an oval bath with a rainfall shower head, tiled flooring and splashwalls.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



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 sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west of city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping centres offer an

extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools through all levels.





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