



## 50/2, Drum Street, Gilmerton, Edinburgh, EH17 8RN

Beautifully-Presented Ground Floor Studio Flat

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# Property Description

Beautifully-presented, ground floor studio flat, set to the rear of a traditional stone-built terrace. The property is conveniently located in the established Gilmerton area, southeast of Edinburgh city centre and close to the city bypass.

Comprises: an entrance hall, open plan living room/kitchen/diner/bedroom, and a shower room.

Features include a quality fitted kitchen with integrated appliances, stylish bathroom suite, contemporary flooring and decor throughout.

In addition, there is electric heating, double glazing, a secured entry system, a well-kept shared garden/green and unrestricted on-street parking.

The entrance hall gives access throughout and features the entryphone handset and has space for outerwear. The open plan studio living space includes built-in storage cupboards, wood-effect flooring and a spot light rail fitting.

A modern fitted kitchen includes real wood worktops with a matching surround, a sink with drainer, and unit downlighting, while integrated appliances include an electric oven, hob and canopy, and fridge.

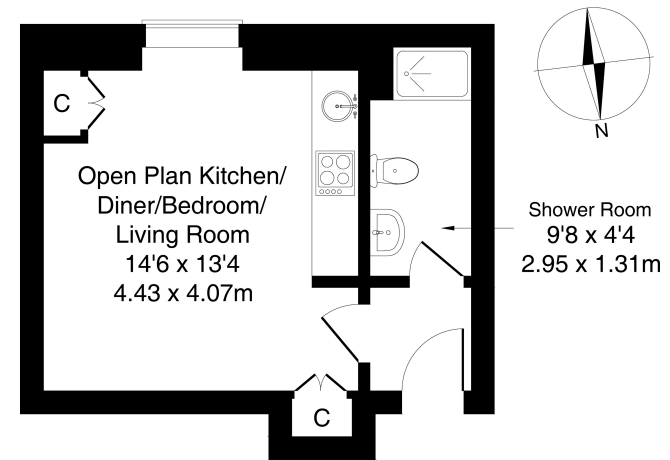
The stylish shower room features a contemporary suite with a concealed cistern, real wood surfaces, a wall mirror, ladder-style radiator, and an integrated cubicle with an electric shower unit.

A Virtual 360 Tour is available online.



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**Approximate Gross Internal Area: (269 sq ft - 25 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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