

Solicitors & Estate Agents

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■ MACRAE
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CORSTORPHINE

15 DRUM BRAE WALK, EDINBURGH, EH4 8DG



- Attractive Semi Detached Bungalow
- Requiring Some Modernisation
- Sought After Location
- Sittingroom
- Diningroom
- Kitchen
- Porch
- 2 Good Sized Bedrooms
- Wet Room
- Gas Central Heating
- Some Double Glazing
- Gardens Front & Rear
- Single Garage
- Extension Potential



FIXED PRICE £231,000 & STAMP DUTY PAID BY SELLER

This is an attractive semi detached bungalow situated in a very popular residential area. Now requiring some modernisation the property offers excellent potential and possibility of further extension. The property benefits from new heating pipes, radiators and boiler fitted in October 2008 as well as cavity wall insulation.

Drum Brae Walk, just off Drum Brae is located in Corstorphine, approximately 20 minutes drive West of Edinburgh's City Centre, close to St John's Road. There a small range of local shops within easy walking distance and a larger selection available on St John's Road, the Tesco store at Meadow Place and The Gyle Shopping Centre are both just a few minutes drive away. Schooling at all levels is available close by. The location of the property offers commuters easy access to the City Centre and beyond with the City Bypass, Scottish Motorway Network, Forth Bridge and the Airport all within easy reach. There is a range of leisure facilities in the area including Corstorphine Hill and Edinburgh Zoo.

Entrance Hall

Good sized entrance hall. Cupboard housing the meters and fuses. Hatch to attic. Radiator. Central heating thermostat. Fitted carpet.

Sittingroom

(16'0 x 13'11)

Bright spacious room with large picture window to the front. Gas fire with wooden surround. Fitted carpet. Vertical blinds. Radiator. Part glazed panel giving borrowed light to diningroom. DoorArch to diningroom.

Diningroom

(13'11 x 7'11)

3 shelved cupboards. Doors to kitchen and porch. Fitted carpet.

Kitchen

(10'11 x 9'10)

Bright kitchen with window to the side looking into the porch. Fitted floor and wall units with complementary worktops and splashback tiling. White sink with single drainer. Gas hob and electric fan assisted double oven. Cooker hood. Washing machine and fridge/freezer included. Laminate flooring. 2 Shelved cupboards. Door to porch.



Porch

(8'1 x 4'9)

Laminate flooring. Outside light. Door to rear.

Bedroom 1

(12'5 x 10'11)

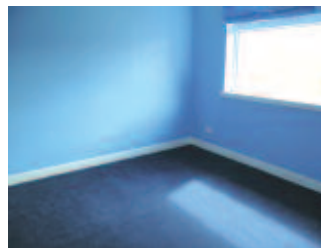
Window to the front. Double fitted wardrobe. Fitted carpet. Radiator.



Bedroom 2

(12'4 x 11'7)

A freshly decorated room with window to the rear. New fitted carpet. Double fitted wardrobe. Radiator.



Wet Room

(7'11 x 4'1)

Window to the rear with frosted glass. Respatex lining to the walls and White wash hand basin and W.C. Chrome power shower. Shower curtain and rail. Resin flooring.

Garage

Single garage with remote controlled up and over door. Combi central heating boiler.

Outside

There is a good sized area of garden to the front and rear of the property. The front has an area of lawn with well stocked borders. The rear garden has an area of lawn with well stocked borders. There is an external storage cupboard.

Council Tax

Band E. Verification of Council Tax banding can be obtained from City of Edinburgh Council or Scottish Assessors Association website www.saa.gov.uk.

NOTE

Prospective purchasers should note that planning permission is currently being sought for an attic conversion to form 2 double bedrooms and a bathroom. Plans are available by request.

Viewing

Viewings by appointment only please contact us on 0131 225 5985 or sara@macraeflett.com.

Please note that no warranties will be given to purchasers with regard to the condition of any appliances included in the sale and therefore any intending purchasers will require to satisfy themselves in these matters.

Thinking of selling?

Contact us for an estimate - mail@macraeflett.com or 0131 225 5985.

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