

CORSTORPHINE
3 Drum Brae Neuk



OFFERS OVER £195,000

- Immaculate, recently upgraded end terraced villa
- Gas central heating, Full double glazing
- Recently fitted kitchen and bathroom
- Recently decorated
- Garden to front and large and easily maintained enclosed area to rear
- Garage with drive with parking for two cars

Viewing:

**Sunday 2pm - 4pm or by appointment
telephone 0131 339 8929 or agents on
0131 346 0099**

Recently upgraded, end terraced villa located in a cul de sac off Drum Brae with south facing aspect. The property is ideally placed for access to the motorway network, the Gyle shopping centre and public transport links to the City Centre. An extension to the rear accommodates a fourth bedroom and cloakroom/wc and the good sized, enclosed rear garden is child safe. Internally the property benefits from a recently fitted kitchen and bathroom and new carpets have been fitted. The accommodation comprises:

Hall (12'6" x 6'2")

Accessed by UPVC door and glazed side panel. Central ceiling light. Single power point. Telephone point. Central heating radiator. Fitted carpet.



Living/Dining room (25'3" x 10'8")



Large living room with picture windows to front. Twin ceiling lights. Ceiling coving. Dimmer switches. Two central heating radiators. Four double and one single power points. Fitted carpet.

Access to further hallway which in turn accesses cloakroom and double bedroom to rear.

Bedroom 4 (9'4" x 9')

Central ceiling light. Central heating radiator. Two double and one single power points. Fitted carpet.

WC compartment (5'8" x 3'9")

Window to side with wooden venation blind. New, two piece white suite. Stainless steel fittings. Wall mirror. Quarry tiled floor.

Kitchen (13'1" x 8'4")

Newly fitted with base and wall units in high gloss white finish. Gas hob and electric oven. Cooker hood. Dishwasher, automatic washing machine and fridge freezer all included. Stainless steel sink with chrome mixer tap. Two double and one single power points at upper level plus dedicated power points. Quarry tiled floor. UPVC door and side panel accessing rear garden. Central heating radiator. Cupboard housing central heating boiler and providing storage and having double power point. Further large under stair cupboard.

A carpeted stair with wooden banister and brass fittings leads to upstairs hall which has cupboard housing hot water tank with shelving over.



Master bedroom (10'9" x 10'6" plus wardrobe space)

Twin UPVC windows to rear. Central ceiling light. Mirrored, fitted wardrobe with hanging rail and shelf. Central heating radiator. Double and single power points. Fitted carpet.

Bedroom 2 (10'6" x 12'4)

Further double bedroom with window to front giving views to Pentland Hills. Wardrobe with mirrored doors hanging rail and shelf. Central heating radiator. Double and single power points. Fitted carpet.

Bedroom 3 (9'6" x 8'9")

Large single bedroom again with windows to front. Central ceiling light. Store cupboard with hanging rail. Central heating radiator. Double and single power points. Fitted carpet.

Bathroom (9'6" x 6'4")



Large, recently fitted bathroom with frosted window to rear. Six recessed halogen ceiling lights. Three piece white suite with large kidney shaped bath with glazed curved shower screen. Chrome fittings. Stainless steel curtain rail. Electric shower. Fully tiled to ceiling level around bath and shower area. Vanity area with mirrors and storage cupboard over. Stone tiled floor.

Externally

Large, enclosed rear garden laid with pebbles and slabbed area. Two car drive to side leading to large, single garage with power and up and over door. Front garden area, again laid with pebbles.

Extras

Fitted carpets

Note

No warranty is given regarding the working order of the services or appliances.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

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