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## 6 Drum Brae Drive

Clerwood, Edinburgh, EH4 7EA

Offers over £260,000



## Description

Nestled in a highly sought-after location, this spacious end-of-terrace family home offers immense potential for buyers looking to create their dream space. The property is ideally suited for a variety of purchasers and presents a unique opportunity to personalize and upgrade to taste.

**Ground Floor:** Upon entering, the reception hallway with under-stair storage welcomes you into the home. The generously sized L-shaped lounge diner features front and rear aspects, flooding the space with natural light. The good-sized kitchen includes wall and base units, complimentary worktops, and a walk-in cupboard, though it would benefit from modern upgrades.

**Upper Level:** The upper floor houses three well-proportioned bedrooms. Bedroom three includes a built-in storage cupboard. A modern and stylish wet room completes the upper level's accommodation.

**External:** Externally, the rear garden is impressively large, featuring a driveway, paved patio, and a grassy area. The front garden is also laid to grass, enhancing the home's curb appeal.

Additional features include electric storage heaters, double glazing, and ample storage throughout. Viewing is highly recommended to fully appreciate the size, location, and potential that this property has to offer.

## Local Area

Clermiston is a popular residential area some three miles west of Edinburgh City Centre and neighbours Corstorphine. Good local amenities can be found on Drumbrae or St. John's Road, with a post office, bank, chemist and newsagents. A Tesco superstore is nearby, with recreation facilities including a local leisure centre with swimming pool and library on Drumbrae Drive, together with a tennis club and two prestigious golf clubs at nearby Barnton. Clermiston Hill and Cramond offer pleasant walks, with Edinburgh Zoo and Cramond Foreshore, with its variety of water sports, is just a five minute drive away. Local schools for the area include Fox Covert Primary and Craigmount High School. Regular bus services run to the city centre and to the west with links to Edinburgh International Airport, Edinburgh City Bypass and all major motorway networks are all close at hand.

Lounge Diner 20'9" x 15'1" widest (6.34 x 4.6 widest)  
2.7 narrowest

Kitchen 7'4" x 11'8" (2.25 x 3.56)

Bedroom 1 11'5" x 11'9" (3.5 x 3.6)

Bedroom 2 9'0" x 15'4" (2.75 x 4.68)

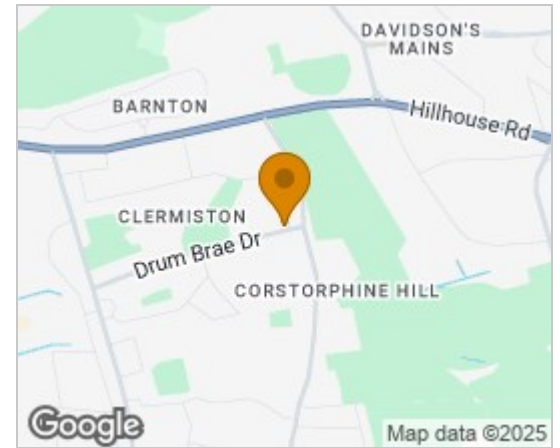
Bedroom 3 8'2" x 9'10" (2.5 x 3.00)

Wet Room 5'6" x 6'4" (1.70 x 1.94)

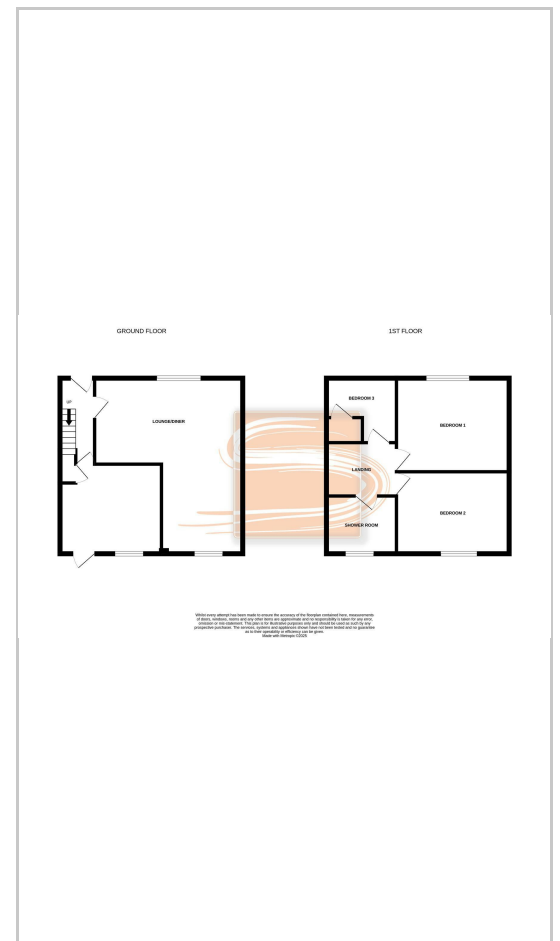
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

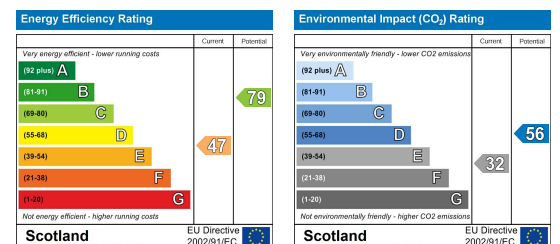
## Area Map



## Floor Plans



## Energy Efficiency Graph



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