



86 Drum Brae Park, Clermiston
| EDINBURGH | EH12 8TF


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Situated on Drum Brae Park in the popular Clermiston area of Edinburgh, this spacious four-bedroom, main door double upper villa offers well-proportioned and flexible accommodation over two levels.

The property comprises an entrance hallway, bright and spacious living room with access to an enclosed former balcony, now creating a versatile sun room, and a well-equipped kitchen with ample worktop space and floor and wall-mounted units & larder.

The first floor features two generous double bedrooms, and a bathroom with a three-piece suite and shower over the bath. Upstairs are two further double bedrooms, one benefiting from useful eaves storage.

Externally, the property boasts a private driveway and enclosed private garden, providing excellent off-street parking and outdoor space, including patio area, drying green, and shed

- Four bed double upper villa
- Driveway for offroad parking
- Enclosed garden
- Close to local amenities
- Excellent transport links
- Double glazing and gas central heating

Council tax D. Energy Rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds, fridge, washing machine & dishwasher will be included in the sale.

The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road, as are various bars, cafes & restaurants. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks. The property falls within the catchment area for East Craigs Primary School, which feeds to the well-regarded Craigmount High School. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram & bus services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.



