

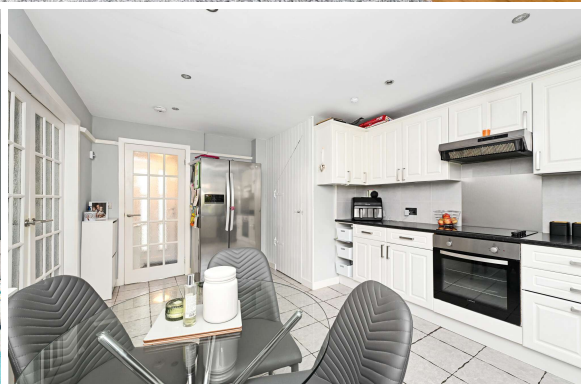


IMMS
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28 Drum Crescent
GILMERTON | EDINBURGH | EH17 7DZ


warners
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28 Drum Crescent

GILMERTON | EDINBURGH | EH17 7DZ

Set on a quiet street in the heart of Gilmerton, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and refurbished terraced house. Boasting private gardens, ample loft storage, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule, a bright dual aspect lounge, a contemporary dining kitchen with attractive units and generous dining space and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a decked area ideal for al fresco dining.

- Terraced house in quiet setting close to park
- Private front and rear gardens
- Welcoming hallway with good storage
- Bright dual aspect lounge
- Contemporary dining kitchen
- Two large double bedrooms
- Stylish bathroom with shower over bath
- Immaculate move-in condition
- Gas central heating and double glazing

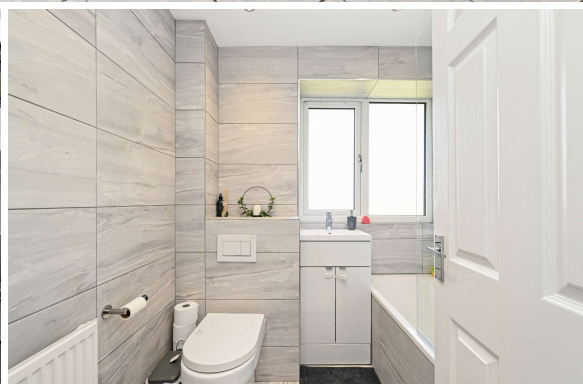
Council Tax B, Energy Rating C

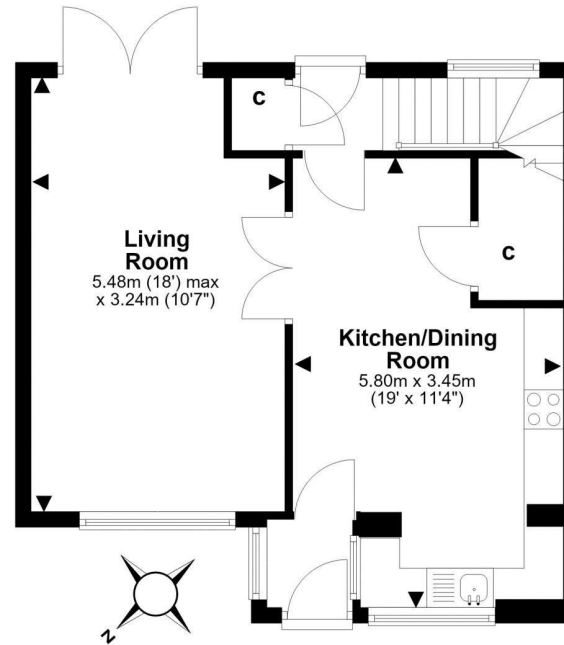
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



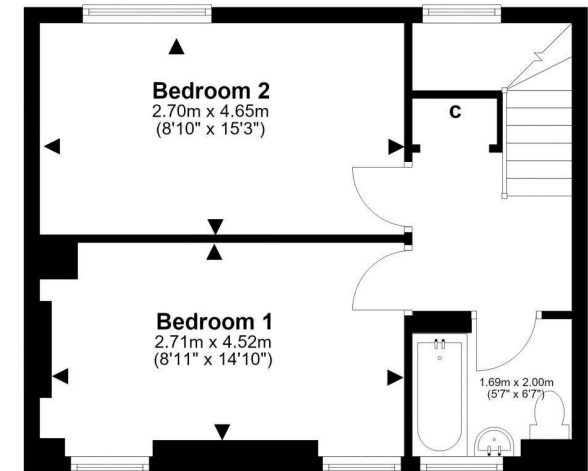
The sale will include integrated appliances, all light fittings, and the TV bracket. Blinds will not be included in the sale.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.