



32 Drum Crescent
GILMERTON | EDINBURGH | EH17 7DZ


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Set on a quiet development in the popular area of Gilmerton to the South of the city centre is this immaculately presented two-bedroom mid-terraced home with rear garden and on-street parking.

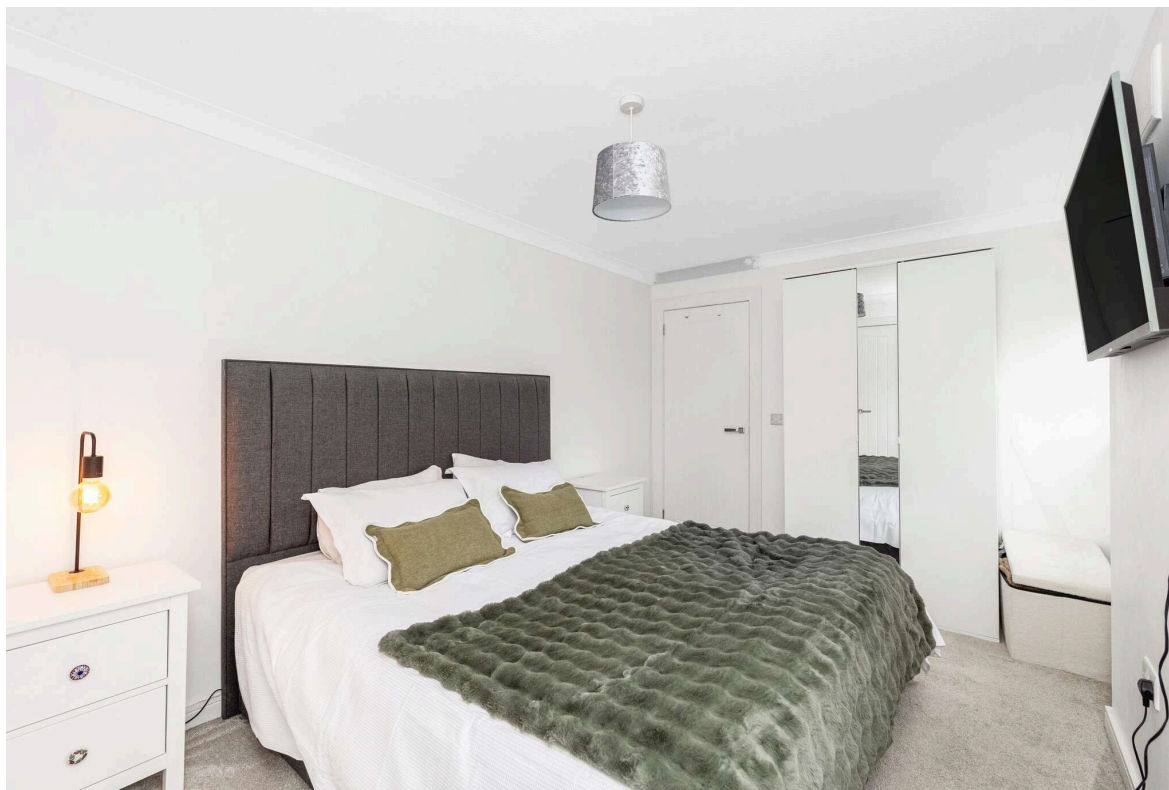
This property would make an ideal family home surrounded by quick transport links, excellent local amenities and vast open green spaces. This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained garden that is made up of a decking and shed. Internally the property has been fully renovated by the current owner to a high standard, is well planned and beautifully presented, with many pleasing features. Downstairs, the spacious living room is bright and spacious with patio doors out to the rear garden. The fully fitted kitchen currently comprises a double oven, induction hob, fan, dishwasher, fridge/freezer, an island and pantry. There is also a utility cupboard with washing machine.

Upstairs there are two well-proportioned bedrooms, both with built in storage, a versatile fully floored attic and completing the accommodation is the bathroom with waterfall shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, a landscaped garden and ample on-street parking.

- Entrance porch
- Spacious living room with patio doors
- Fully fitted kitchen with pantry and island
- Two bedrooms, both with built in storage
- Stylish bathroom
- Fully floored versatile attic
- Landscaped garden
- Gas central heating and double glazing
- On street parking
- Planning permission granted for single storey extension to rear of property

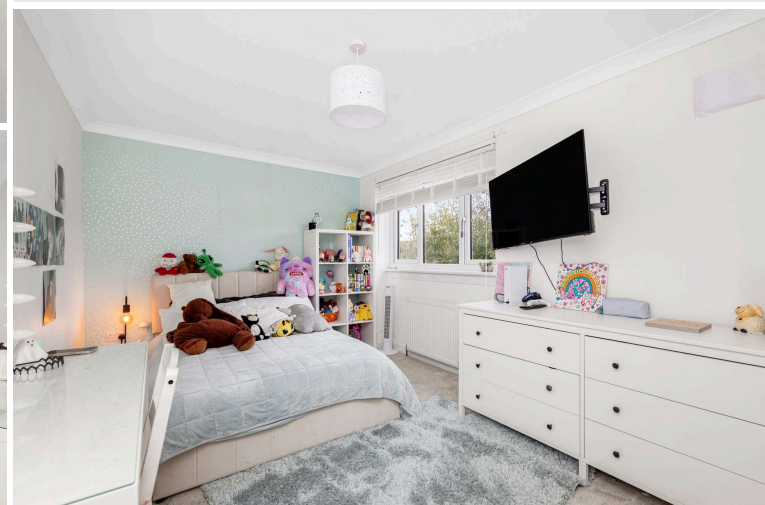
Energy Rating D , Council Tax Band B

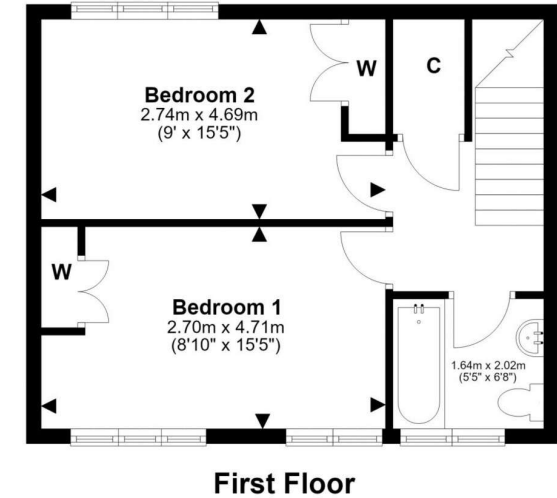
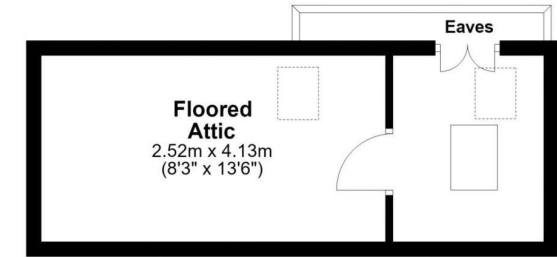
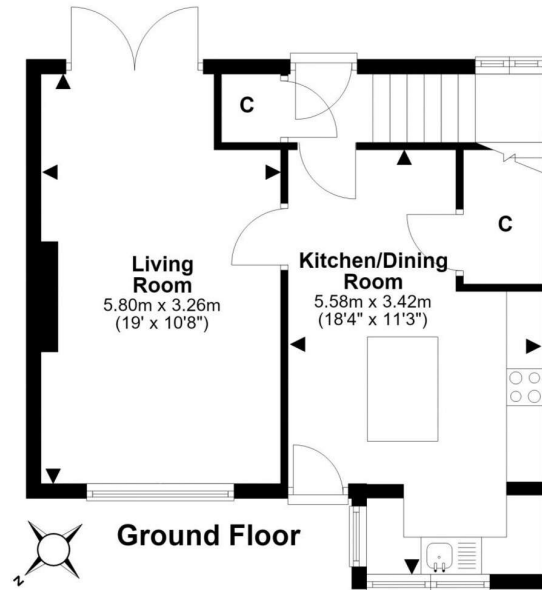
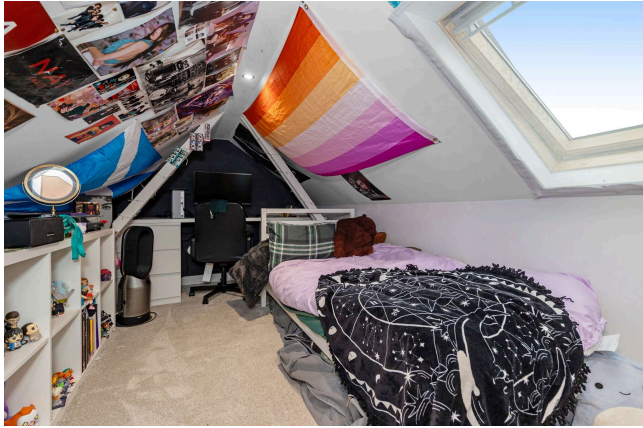
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds, tv bracket, oven, hob, washing machine and freestanding wardrobe in main bedroom will be included in the sale.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good 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.





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.