

17 Drum Avenue
Gilmerton, EH17 7EF

Deans
Solicitors & Estate Agents LLP







MID TERRACED VILLA

- Sitting/Dining Room
- Breakfast Kitchen
- Three Bedrooms
- Shower Room
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Large Floored Loft
- Off-Street Parking
- EPC Rating - C



Quietly positioned and benefitting from an open aspect to the front, this bright and spacious mid-terraced villa is situated within the popular residential area of Ferniehill, in the wider Gilmerton area of Edinburgh. Local day-to-day amenities can be found close by, with further specialised shopping available at Cameron Toll Shopping Centre, a short drive from the property. Local primary and secondary education are easily accessible, along with Edinburgh Royal Infirmary. The accommodation, which requires some modernisation, would make an ideal purchase for a young family and comprises: a welcoming entrance hall with WC apartment off, a light and airy dual-aspect sitting/dining room with feature fireplace and French doors leading to the rear garden, a well-laid-out breakfasting kitchen with conservatory off, three good-sized bedrooms and a shower room. A large floored loft, with lighting and loft ladder access from the landing, provides excellent storage space and potential for further development, subject to the relevant permissions and consents being obtained. There are private enclosed gardens to the front and rear, along with off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and a small garden shed. All appliances included in the sale are sold as seen, with no warranty provided.





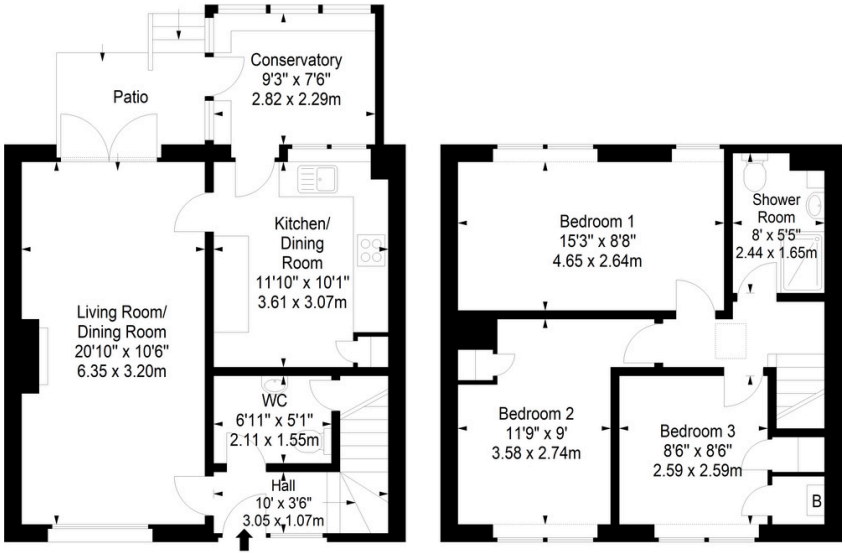




Drum Avenue,
Edinburgh,
Midlothian, EH17 7EF

SquareFoot

Approx. Gross Internal Area
970 Sq Ft - 90.11 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

First Floor







Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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