

LINDSAY, DUNCAN & BLACK

36 Drum Cottages Gilmerton Edinburgh



Fixed Price £125,000

Bright attractive upper villa flat set in a block of four in this popular residential area. Hall, lounge, 2 double bedrooms, shower room and fitted kitchen with utility area. 2 further rooms have been created in the attic space. Full gas fired central heating and double glazing. Private garden. Driveway providing off street parking for one car. Mutual drying green to rear. All fitted carpets, curtains, light fittings, gas cooker, hob, cooker hood, washing machine and fridge all included in the purchase price.

Viewing:

Sunday 2 – 4pm or by appointment Telephone 0131 258 2234.

16 QUEEN STREET EDINBURGH EH2 1JW

TELEPHONE: 0131-225 2354 FAX: 0131-220 2388 DX: ED 30 EDINBURGH-1

E-MAIL: michelle@lindsayduncanblack.co.uk www.ldbproperty.com

– Where personal legal service is a tradition –



This is a bright and spacious upper villa flat set in a block of four in this popular residential area on the Southern outskirts of the City. The property benefits from full gas fired central heating and double glazing. Good built in storage including an attic. Private garden ground to the side with a driveway giving off street parking for one car. Mutual drying green to rear. All fitted carpets, curtains, light fittings and white goods in the kitchen included in the sale price. Early viewing is highly recommended.

The villa is set in a popular residential area providing a full range of local facilities. There is an excellent public transport service close at hand giving easy access to the city Centre. The property is particularly conveniently located for easy access to the routes leading South and to the City Bypass which in turn gives access to the Motorway network linking Central Scotland and Fife.

The accommodation comprises:-

Hall

Entrance hall on the first floor accessed by way of a carpeted stair with wooden handrails. Fitted carpet. Window to side. Central heating radiator. Telephone point. Shelved storage cupboard with its own light and housing the gas meter.

Lounge

Approximately 14'9" x 11'7". Fitted carpet. Curtains. Vertical blinds. Feature brick effect fireplace with electric fire. Shallow storage cupboard housing the hot water tank. Telephone point. Central heating radiator. Television aerial point. Door to bedroom 2.

Bedroom 1

Approximately 12'11" x 11'9". This double bedroom faces to the rear and contains 2 storage cupboards. Fitted carpet. Curtains. Central heating radiator.



Bedroom 2

Approximately 12'11" x 8'4". This bedroom also faces to the rear. Fitted carpet. Curtains. Central heating radiator.

Shower room

Approximately 6'1" x 4'8". Containing a matching 3 piece coloured suite of shower, with Mira 8.4 shower, WC and wash hand basin. Fully tiled walls. Fitted carpet. Pine ceiling. Extractor fan. Central heating radiator. Bathroom fittings.

Kitchen

Approximately 10'4" x 8'4". The kitchen contains matching floor and wall units giving excellent storage space and ample work surface areas. Inset sink with left hand drainer and mixer tap. Tiled splashback around the units. Vinyl floor covering. Central heating radiator. Built in gas cooker. Gas hob. Cooker hood. Fridge. Washing machine. Central heating controls. Folding screen door to utility area measuring 4'2" x 2'4".

Attic

A hatch with fitted ladder in the hall gives access to the attic, in which 2 rooms have been created. The first attic room measures 14'2" x 8'0" with the second attic room measuring 12'11" x 7'9". Both attic rooms have fitted carpets, partially combed ceilings, Velux windows, fitted wall shelf and 2 double power points.

