



Postcode: EH4 8DG

Bedrooms: 2

Council Tax: Band F



Spacious and versatile two-bedroom bungalow

Occupying a substantial corner plot, this detached bungalow provides spacious and versatile accommodation that will be of immediate appeal not just to those wanting to take the next step up the property ladder, but also downsizers who would like everything to be on the level but still have room for family members (of any age) to stay over.

There are two public rooms, two double bedrooms, a very stylish and well-appointed kitchen, a bathroom where tradition and style have been blended to perfection and a WC. A large attic space has, subject to obtaining the necessary permissions and approvals, development potential. The gardens lie on three sides and provide plenty of space for the younger generation to play in and their elders to fire up the barbecue or just simply potter. There is also a single garage, although given the girth of the modern car, this is more likely to provide shelter for vehicles with only two wheels, motorised or otherwise, storage for garden furniture or a haven for the resident DIY enthusiast.

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12 Drum Brae Walk, Edinburgh



Drumbrae is one of Edinburgh's most popular residential areas. Its location means that it is easy enough to get into the city centre and to the peripheral business parks, but even easier to get out into the country or to the water's edge. The City Bypass will take you to the Midlothian Snowsports Centre, with its artificial ski slopes and alpine coaster, and the Pentland Hills. Keep going and you will come to East Lothian, with more hills (the Lammermuirs), golf courses and watersports facilities at Fisherrow and North Berwick. Inshore seafarers will also find Cramond Boat Club and Port Edgar only a short drive away.

There are also golf courses closer to hand at Silverknowes, Royal Burgess, Carrick Knowe and Baberton. For those who prefer indoor activities, Drumbrae Leisure Centre, with its swimming pool, gym, fitness studio and badminton courts, is only a short walk away. The Corstorphine David Lloyd Centre and Gym Group gym are also close by.

Slower-paced exercise can be enjoyed by walking to and then in Drumbrae Park, with its views of the Forth estuary, the Fife coast and the Lomond and Pentland Hills, or the Cammo Estate, with its attractive woodlands, including a pinetum, glades and grassland.



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Mattac | 93 George Street, Edinburgh EH2 3ES | Tel: 0131 510 8740 | Fax: 0131 510 8750 | info@mattac.legal

No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

12 Drum Brae Walk, Edinburgh



There are local shops to meet everyday needs, while for more major stocking up, you can choose from the Corstorphine Tesco Extra and Lidl, Morrisons and Marks and Spencer at The Gyle and a Sainsbury's at Craigleith.

Bus services running to and from the city centre, as well as Ocean Terminal and the Gyle Centre, the Western General and the Royal Infirmary and the airport can all be caught close by.

The property is in within the catchment areas for East Craigs and St Andrew's Fox Covert Primary Schools and Craigmount and St Augustine's High Schools, while the Royal High School, Mary Erskine's and Stewart's Melville are also within easy reach.

The property is in excellent decorative order, with solid wooden internal doors a notable feature. There is gas-fired gas central heating and double glazing.



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Features

Garage, large gardens and driveway.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

Notes

White goods, fitted floor coverings, light fittings and window coverings are included. No warranty will be provided in respect of white goods, nor are smoke detection systems in the property warranted as being in compliance with current regulations.

**Drum Brae Walk,
Edinburgh,
Midlothian, EH4 8DG**



Approx. Gross Internal Area
993 Sq Ft - 92.25 Sq M

Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M

For identification only. Not to scale.
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