



84 Easter Drylaw Drive

Drylaw

Edinburgh EH4 2RT

Offers Over £239,000

Caesar & Howie

Solicitors & Estate Agents



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This is an excellent and rare opportunity to purchase a popular style semi villa, with flexible accommodation that includes a ground floor bedroom or office perhaps, with en-suite and separate access door/ramp. It is located in a sought after area with direct access to the adjacent park. The lounge/dining is spacious and bright, kitchen fitted with a good range of units and both bedrooms are a double size. To the rear, there is a sizable garden and off street parking/drive to front. Local shopping, schools, sports centre, public transport and amenities are all within easy reach. Immediate entry if required. Chain free.

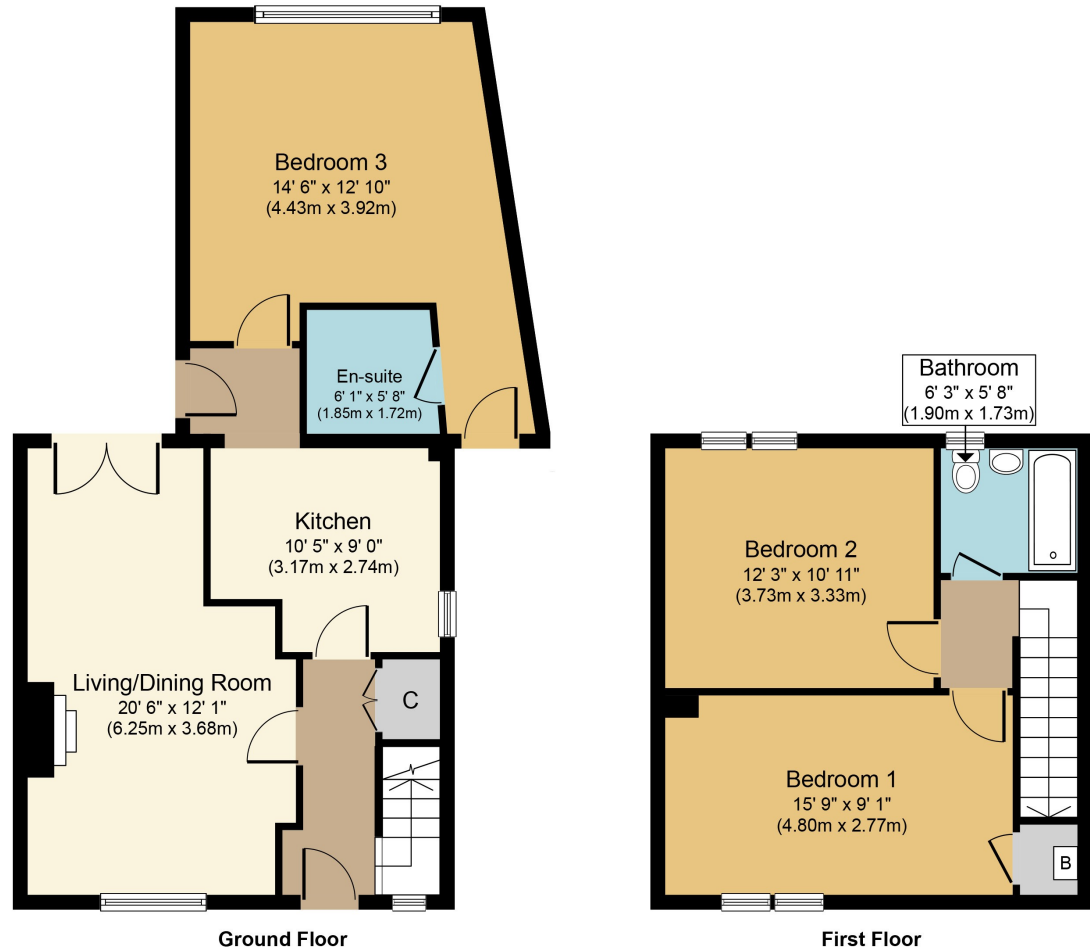
- **Entrance hall**
- **Spacious lounge/dining**
- **Fitted kitchen**
- **Ground floor bedroom/other**
- **Shower room**
- **Upper floor**
- **Two double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Gardens and driveway**
- **Council Tax Band C**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email nk@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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