

643 Ferry Road, Drylaw, Edinburgh, EH4 2TS



Description

Tastefully presented, two-bedroom, main door, upper villa, with an enclosed south-facing rear garden and driveway located in the popular Easter Drylaw area, conveniently situated close to a good range of local amenities and excellent transport links. The property is offered to the market in good decorative order throughout and boasts spacious and easily manageable living space ideal for an individual, couple or family.

- Hallway
- Spacious living room with bay window to front and a walk-in cupboard
- Well appointed kitchen with appliances included
- Two comfortable double bedrooms
- Stylishly presented, fully tiled bathroom comprising a white three piece suite and shower over the bath
- Large, floored attic accessed from a staircase in the hallway featuring extensive eaves storage and a south-facing Velux window
- Gas central heating and double glazed windows
- Solid oak timber flooring
- Enclosed rear garden featuring a pergola

Extras

The oven, hob, cooker hood, dishwasher, washing machine, fridge/freezer and garden shed are included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.

EPC Rating: D

Price and Viewing

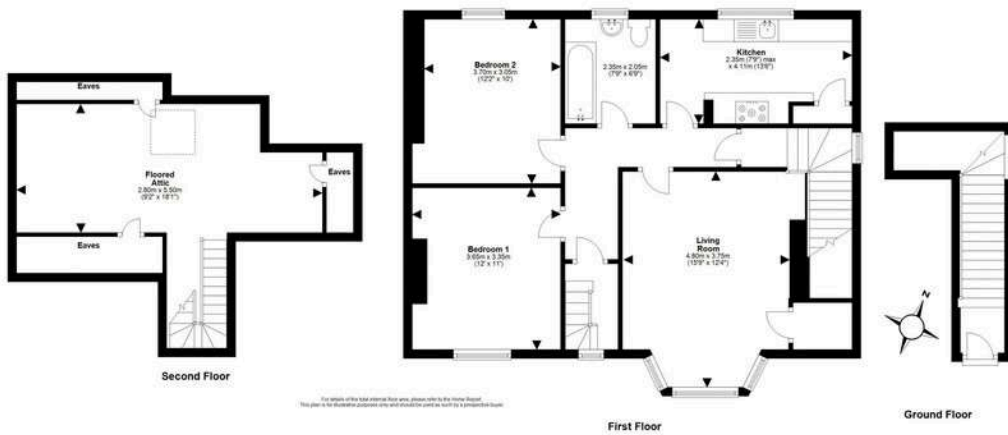
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The residential area of Easter Drylaw lies less than 3 miles northwest of Edinburgh city centre and within easy reach of the capital's scenic coastline, airport, and major road links for travelling across Scotland. In addition to convenience stores, takeouts and a pub, the suburb benefits from more extensive local shopping at Craighleith Retail Park hosting a range of high-street retail outlets and a large supermarket. Also found within the immediate surrounding area is a library, medical services including the Western General Hospital, and a public leisure complex boasting a swimming pool, a gym, a sports hall, and fitness classes. For outdoor recreation, the area is well-placed for easy access to scenic walking paths, two nearby golf courses, the city's scenic coastline and extensive cycle network, and such green spaces as Corstorphine Hill with its spectacular city views. Buses day and night link the area to the city centre and its outstanding shopping, cultural and recreational amenities. Local schooling is provided at all levels, with a good range of prestigious independent schools and higher education options available close by and across the city.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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