










Offers Over  
**£335,000**

## 17 Dryden Gardens

Pilrig | Edinburgh | EH7 4PP

An excellent opportunity has arisen to purchase this attractive, extended end terraced villa with private gardens and driveway, pleasantly positioned at the end of a quiet cul-de-sac, within walking distance of the City Centre and excellent local amenities.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band - D



## Description

The bright and spacious accommodation shall undoubtedly appeal to the professional person, couple or families seeking a fine home in an excellent location and merits internal viewing to be fully appreciated. Benefiting from gas central heating with combi boiler and double glazing, the property comprises; entrance hallway with carpeted staircase to upper landing. There is a front-facing bay-windowed lounge with fireplace and understairs cupboard. The dining kitchen is located to the rear with ample space for dining table and chairs with French doors providing direct access to the fully enclosed private garden. Completing the downstairs accommodation is bedroom 3/home office, with window to front (with additional secondary glazing) providing great natural light. Upstairs leads to the two double bedrooms and bathroom with white three piece suite with electric shower over bath. In addition, there is a floored attic, accessed via Ramsay ladders, fitted with light, power and Velux window providing an excellent additional storage provision.





## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with cooker, washing machine and fridge freezer.

## Gardens and Driveway

There is a monoblocked driveway located to the front of the property providing valuable off-street parking and situated to the rear is a good sized, fully enclosed garden with decked patio, area of lawn beyond with an abundance of mature plants and bushes including an apple tree. The garden offers a great deal of privacy and provides an excellent space for all the family. The garden shed shall be included in the sale.

## Viewing

By appointment with Neilsons on 0131 625 2222.





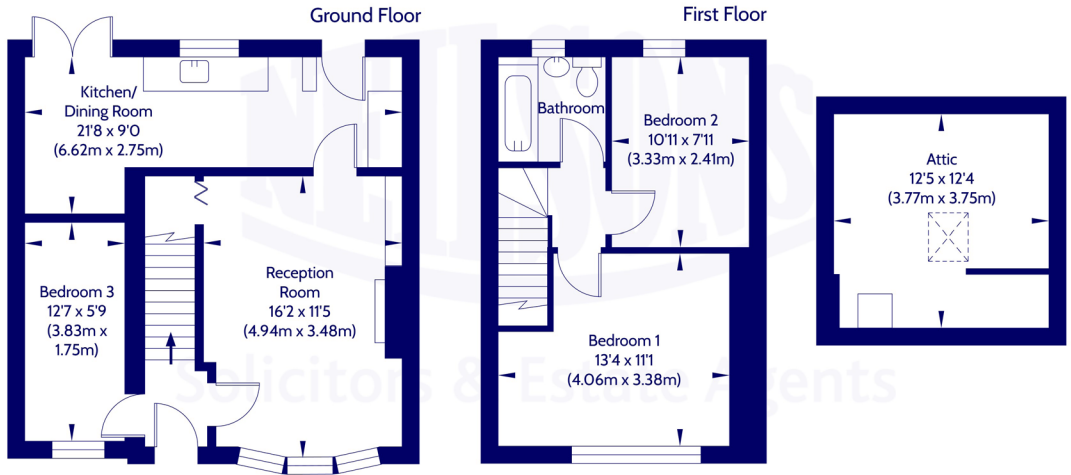
## Location

The property is situated within a quiet cul-de-sac setting in the popular district of Pilrig, close to the excellent and varied shops and amenities of Leith Walk including a wide range of independent shops, cafes and awardwinning restaurants. The new St James Quarter to the east end of Edinburgh City Centre is within easy walking distance and excellent public transport links by bus or tram provide swift access to the city, surrounding areas and Edinburgh Airport. A wide choice of recreational facilities are available in the area including Pilrig Park, the Omni Centre with cinema & gym and the Playhouse Theatre. Well regarded educational facilities are available in the area from nursery to secondary level





Approx. Gross Internal Floor Area 74.11 Sq M / 798 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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