










Offers Over

£215,000

77 Easter Drylaw Place

Easter Drylaw | Edinburgh | EH4 2QH

A superb opportunity has arisen to acquire this lovely two bedroom semi-detached villa pleasantly positioned within a popular residential pocket of Easter Drylaw. Nearby excellent amenities and transport links, the property is well-suited to a variety of purchasers including first-time buyers and growing families. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is offered to market in move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy dual-aspect lounge/diner with space for different configurations, fully-fitted kitchen with a range of integrated white goods, paneling in splash areas and useful storage cupboards whilst being styled with gloss white units and a contrasting dark worktop, landing with attic access, first generously-proportioned front-aspect double bedroom with fitted wardrobes and an integrated cupboard, second sizeable double bedroom with more integrated storage cupboards and ample space for freestanding furniture, and a fully-paneled shower room with a corner cubicle.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob and oven, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a well-maintained split-level private garden mostly laid to lawn with a path leading to the front entrance. To the rear, a sizeable patio allowing for garden furniture and a well-kept lawn with a chipstone border. For the car owner, there is ample on-street parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

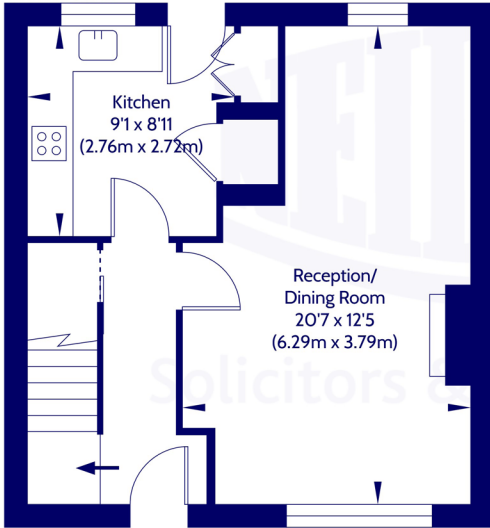
Easter Drylaw is convenient for access to Craigleth Retail Park which hosts many High Street retailer outlets including Sainsbury's, Starbucks, Boots, Homebase and Marks & Spencers. There are two Morrisons supermarkets nearby on Ferry Road and at Granton. The area is well-served by educational establishments and there are many frequent bus services to the City Centre and surrounding areas. The property is close to Ainslie Park Leisure Centre and The Village Resort both with swimming and sporting facilities. Also within the area there is Inverleith Park, The Royal Botanic Gardens and delightful walks at Silverknowes and Cramond.



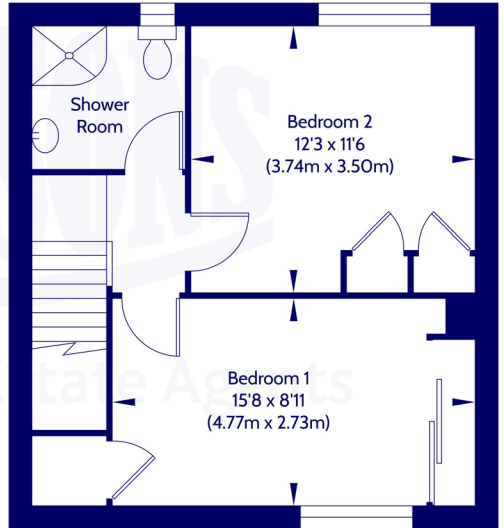


Approx. Gross Internal Floor Area 73.4 Sq M / 791 Sq Ft.

Ground Floor



First Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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