










Offers Over  
**£220,000**

## 24 Drylaw House Gardens

Drylaw | Edinburgh | EH4 2UE

This immaculately presented extended main door lower villa forms part of an established and well-kept development, tucked away on a peaceful cul-de-sac, in the popular Drylaw area of the capital. The property would undoubtedly appeal to first time buyers, professionals, families or those looking to downsize.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

In brief the accommodation comprises; welcoming entrance vestibule, light and airy reception room, galley fitted kitchen with appliances, dual aspect dining room/ second family room with French doors accessing rear garden, principal bedroom with fitted cupboard and en-suite shower room, two further good sized double bedrooms with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer, dishwasher and washing machine.

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio, artificial lawn and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds as well as residents parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

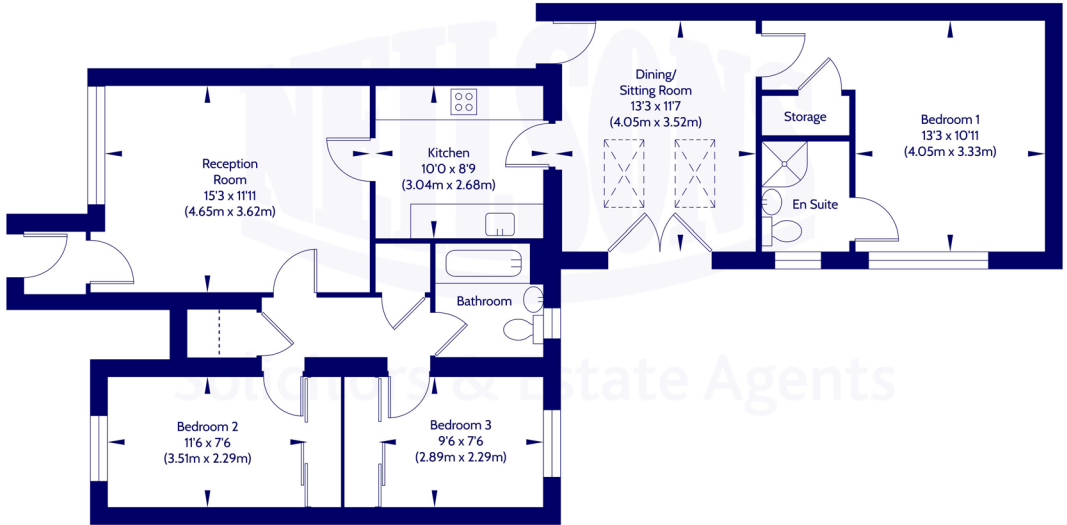
Drylaw is a popular residential location which lies approximately five miles to the northwest of Edinburgh's City Centre. There are a wealth of fabulous amenities nearby including Craigleith Retail Park which hosts many High Street retailers including Sainsbury's, Boots, Homebase and Marks & Spencer's. There are also two Morrisons supermarkets nearby, on Ferry Road and at Granton, together with further shopping facilities in Granton. The area is well placed for the commuter with easy access to the City Bypass and a frequent bus services to the City Centre and surrounding areas. There are a selection of beautiful outdoors spaces within close proximity including Inverleith Park, The Royal Botanic gardens and coastal walks from Silverknowes to Cramond.





Approx. Gross Internal Floor Area 91.56 Sq M / 986 Sq Ft.

### Ground 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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