



Solicitors & Estate Agents










Offers Over
£175,000

42 Wester Drylaw Drive

Drylaw | Edinburgh | EH4 2ST

Neilsons are delighted to present to the market this spacious and bright main door lower villa, situated within a quiet street in a popular residential area. The property would undoubtedly appeal to first-time buyers, professionals, young families and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

This well-presented two-bedroom, main door lower villa offers a comfortable and practical living space, perfect for a variety of buyers. The accommodation comprises an entrance hallway with large storage cupboards, ideal for keeping your home clutter-free. The spacious reception room provides a welcoming area for relaxation and entertaining. The modern fitted kitchen features ample storage, a door leading to the rear garden, and a range of integrated appliances, including a hob, double oven, washing machine, and fridge freezer. There are two generously sized double bedrooms, both offering flexible living options, and a contemporary bathroom complete with a shower over the bath. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout.

Note

Some of the photographs have been subject to virtual staging and virtual renovation to show the effect of a makeover on the accommodation. It should be noted that the property is currently empty, as per the 'before' photographs, which have also been uploaded for your perusal.



Extra

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the front garden is neatly laid with chip stones and a path, offering the potential to create a driveway, subject to the necessary planning permissions. The rear garden is an inviting outdoor space, primarily laid to lawn and featuring a patio, decking area, and a garden shed, perfect for outdoor entertaining or simply enjoying the fresh air. On-street parking is readily available, adding to the convenience of this property.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Wester Drylaw Drive is location in the popular residential area of Edinburgh. It is within convenient reach of Craigmile Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencer's. 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.

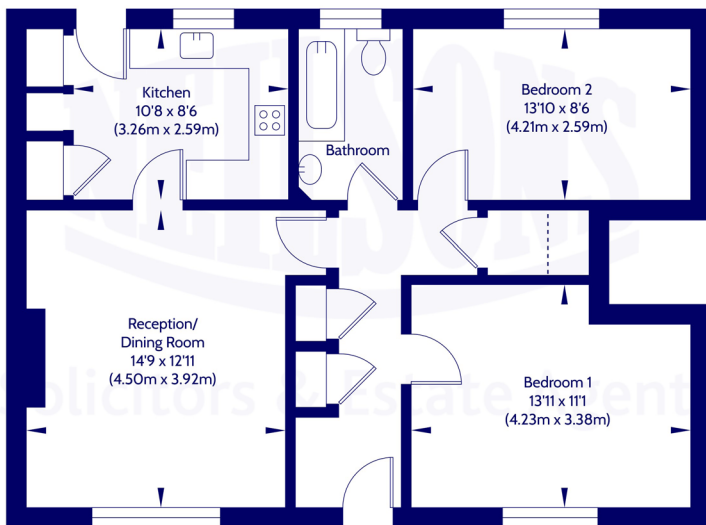
The property is close to Ainslie Park Leisure Centre which has swimming and sporting facilities; and is also close to Inverleith Park, The Royal Botanic Gardens and coastal walks from Silverknowes and Cramond.





Approx. Gross Internal Floor Area 69.99 Sq M / 753 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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