



Offers Over  
**£230,000**

## 193 Easter Drylaw Drive

Drylaw | Edinburgh | EH4 2RY

This Main Door Double Upper flat offers a unique and versatile living arrangement, including the potential for a self-contained upper-level space. Ideally located, the property benefits from nearby local amenities and excellent access to commuter links.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Driveway
- Enclosed Rear Gardens
- EPC Rating – D
- Council Tax Band - C



## Description

Upon entering, an internal staircase leads to the main living area. The reception room is bright and spacious, featuring dual frontage windows that allow plenty of natural light, complemented by laminate flooring. The kitchen is well-equipped with fitted white wall and base units, integrated appliances, and a matching easy-wipe worktop with a splashback for a sleek and practical finish. The main level also includes a generously sized double bedroom with built-in wardrobes, providing ample storage space. Two further double bedrooms, with a front-facing aspect and carpeted flooring, offering additional comfort. The bathroom is fitted with a white three-piece suite, including a bath, WC, and washbasin, along with an electric shower for added convenience. A separate internal door off the hallway leads to the upper level, which presents the opportunity for a self-contained living space. This area features an open-plan living and kitchen area, designed in a similar style to the main kitchen. The upper-level bedroom benefits from Velux windows, creating a bright and airy atmosphere, and is accompanied by a modern shower room.



## Extras

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

## Gardens & Driveway

Externally, the property boasts an enclosed rear garden with a combination of patio and lawn, ideal for outdoor relaxation. A driveway at the front provides convenient off-street parking.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Easter Drylaw Drive is located in the Easter Drylaw area of the city. It is within convenient reach of Craigleath Retail Park which hosts many High Street retailer outlets including Sainsbury's, 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 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 109.85 Sq M / 1182 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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