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Offers Over

£225,000

137 Wester Drylaw Place

Drylaw | Edinburgh | EH4 2TQ

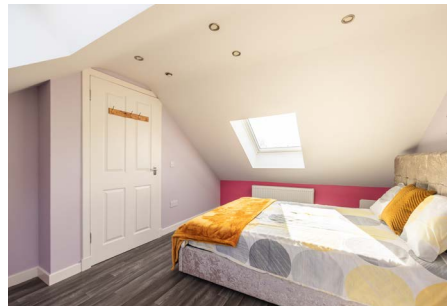
A fantastic opportunity has arisen to purchase this impressive, extended mid-terrace with private gardens and driveway, situated in a popular residential area with amenities and transport links close by. The property would undoubtedly appeal to a wide range of buyers and viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

The well proportioned accommodation briefly comprises; entrance porch, welcoming hallway, light and airy reception room with useful under stair storage, stylish modern fitted kitchen with door accessing rear garden, spacious principal bedroom with fitted cupboard and shower room, two further good sized double bedrooms and family bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale.

Gardens & Driveway

A real feature of this property is the superb garden to the rear. The landscaped garden is easily maintained with areas of artificial grass and decking, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The large hut with power will also be included in the sale. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





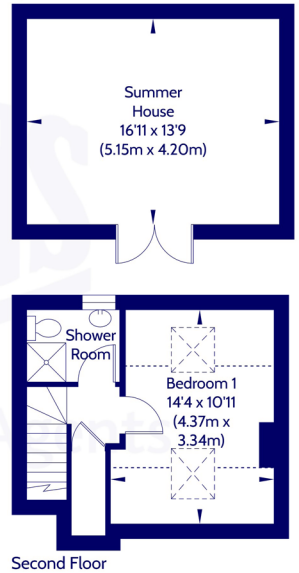
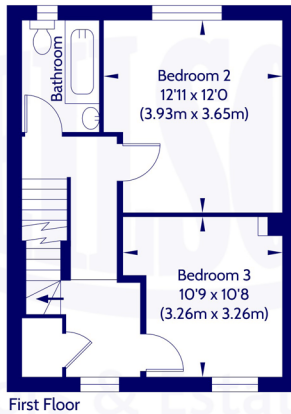
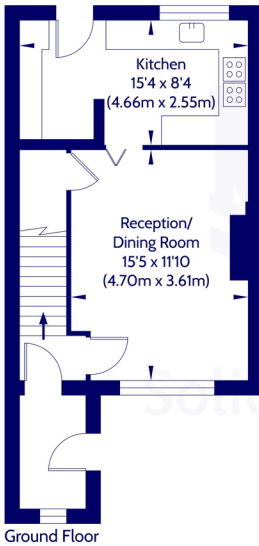
Location

Wester Drylaw Place is located in the popular residential area of Drylaw. It is within convenient reach of Craigleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencer. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton and a Tesco at Davidson Mains. 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 97.69 Sq M / 1051 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.



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



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