



Location

This 2 bedroom semi-detached house is situated in Easter Drylaw, a popular residential area lying Northwest of Edinburgh City Centre.

The area is conveniently located near to a range of local shops including Craigleith Retail Park which hosts a variety of shops including Marks & Spencer, Sainsbury's, and Boots. There is also a Morrisons supermarket on Ferry Road.

For leisurely walks and outdoor spaces, the shore at Cramond/Silverknowes, Inverleith Park, The Royal Botanic Gardens and The Water of Leith Walkway leading to the cafes and boutiques of Stockbridge are all close by. For other leisure pursuits, Ainslie Park Leisure Centre, The Village Hotel & gym and golf courses at Ravelston & Murrayfield are all only a short drive away.

There are frequent bus services to the city centre and surrounding areas and the city bypass and M8 are in close proximity giving access to Edinburgh International Airport, the motorway network and further afield.

The area is well-served by educational establishments in both the state and private sectors.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Kitchen with built in hob & oven, washing machine and dishwasher: these items are believed to be in good working order though their condition is not warranted

Living/dining room

Two good sized bedrooms, both with built in storage

Bathroom with shower over bath, wash basin and WC

Extra features

Gas central heating

Double glazing

Driveway

Gardens to front and rear

Garden shed to rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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COLINTON - PROPERTY CENTRE

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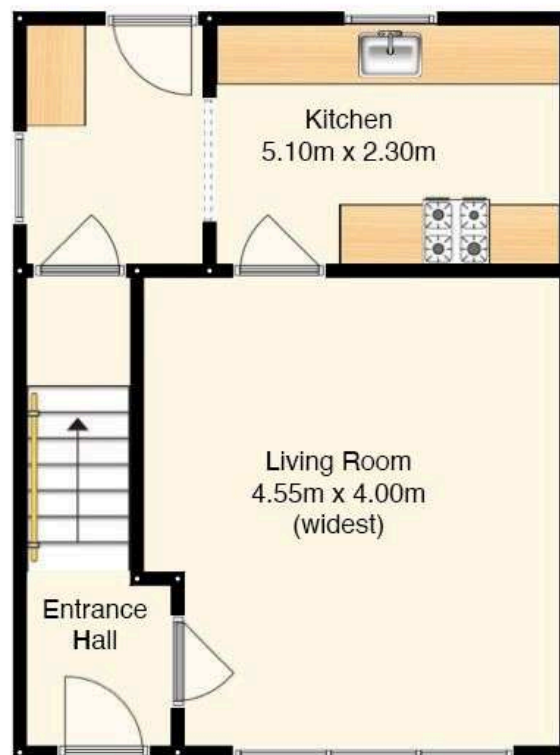
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
71m²

