



## Generously proportioned

Two-bedroom, first floor flat



A generously proportioned, two-bedroom, first floor flat, located within a 3-storey block. It is bright and spacious with a nice outlook to both sides. It forms part of a popular and mature residential location, just to the north-west of the City Centre, close to excellent amenities and public transport links. The accommodation is accessed through an entrance hallway with storage, the lounge is of a generous size offering enough space for both soft furnishings and a dining table, there is a modern fitted kitchen/dining room with ample units, matching worktops and splash backs. The two double bedrooms are spacious and bright, and a family bathroom, fitted with a three-piece white suite comprising WC, wash hand basin and bath with shower over. The property benefits from a private rear garden and there is also a communal drying area of ground to the rear, along with on-street parking. This property would be ideal for a first-time buyer or a buy to let investor.

### Key Features

- Hall
- Lounge
- Dining kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Good storage
- Private rear garden
- Communal rear drying area
- On street parking



## Easter Drylaw

Drylaw is a popular residential area of Edinburgh, lying to the north of the city centre. Local shops cater for everyday needs, with Morrison's Supermarket on Ferry Road and Craighleith Retail Park, providing several supermarkets, high-street shops, and a food outlet, close by. Nearby leisure opportunities include the Village Urban Resort, Ainslie Park Leisure Centre, Westwood's Leisure Centre, and Silverknowes and Bruntsfield Links golf courses. Pleasant walks can be taken in green open spaces of Inverleith Park and Royal Botanic Gardens, and the Firth of Forth coastal walk along the Silverknowes esplanade to Cramond Village. The cycle path network, providing access across the city, is within easy reach. Catchment schools include Ferryhill Primary and Broughton High, with private schooling available nearby at Fettes College, Edinburgh Academy and Stewarts Melville. Edinburgh College Granton campus is also within proximity. There are regular bus services to the City Centre and surrounding areas, and the property is on the route of Telford Road & Crewe Toll roundabout, leading to all the major road networks.



### Extras

All fitted floor coverings, blinds, gas hob, oven and automatic washing machine. (No warranties given)

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

A

### Home Report Valuation

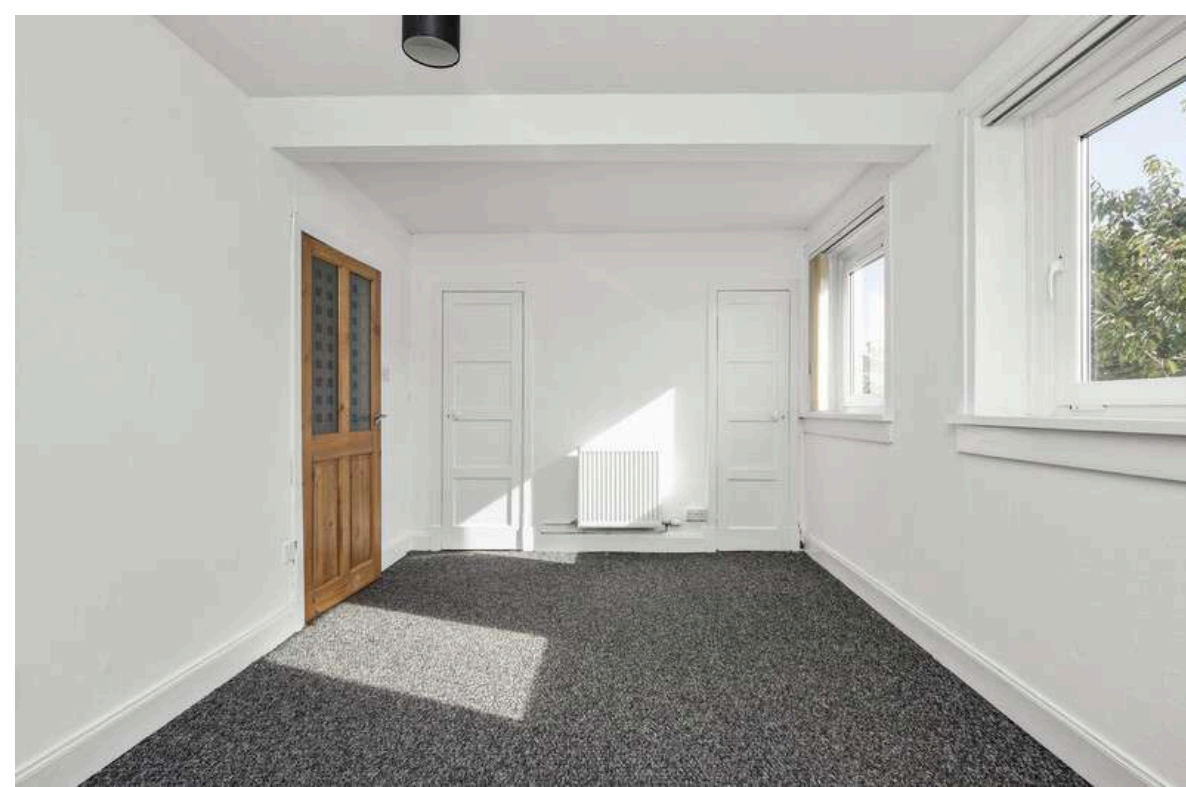
£145,000

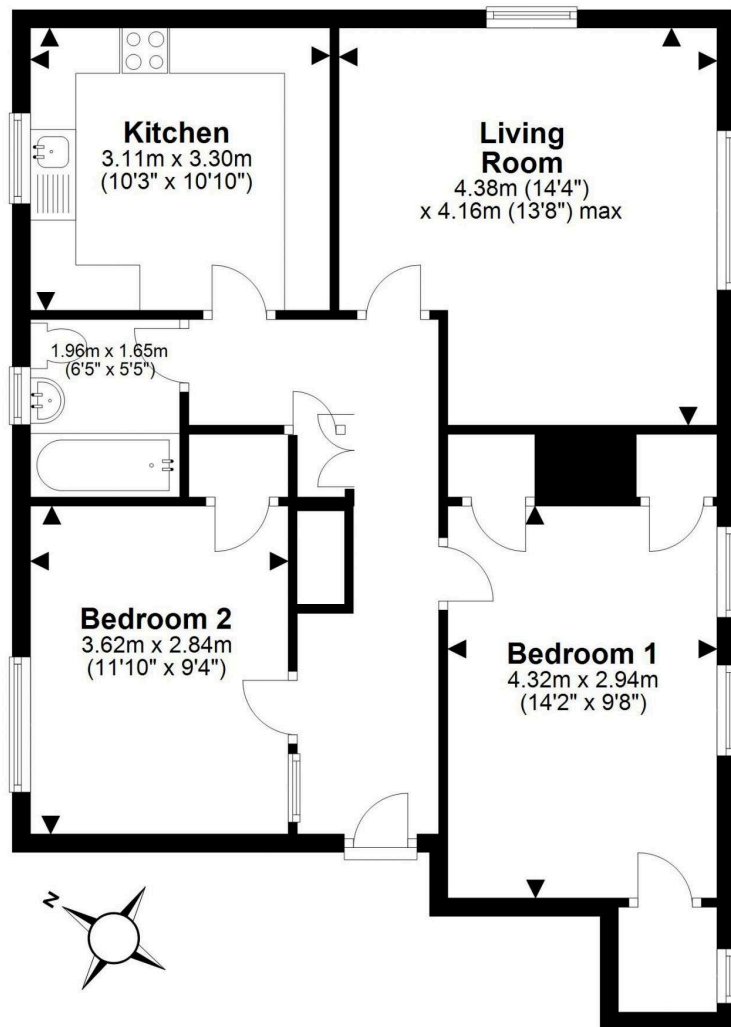
### EPC Rating

C

### Tenure

Freehold





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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