



Attractive and with lovely views

Two-bedroom, first floor flat



Attractive, two-bedroom, first floor flat situated in the popular Drylaw area of Edinburgh, close to local amenities and transport links. The property is nicely presented throughout and benefits from a balcony to enjoy nice weather, views to the Fife coast and a private garden to the side of the building. The accommodation consists of a communal entrance, with secure entry system and a shared store and large private store, hallway, bright and spacious living room, with a feature fireplace, a cupboard and access to the balcony. The kitchen has a range of smart grey units, appliances and nice tiling. There are two double bedrooms, both with good storage and a family bathroom. To the rear there is a communal drying green and plenty of on-street parking to the front, as well as the private, kerb side garden to the left-hand side of the property.



Key Features

- Communal entrance stair
- Hall
- Living room, with balcony
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private store
- Shared store
- Private, kerb side garden
- On-street parking



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. 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, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£175,000

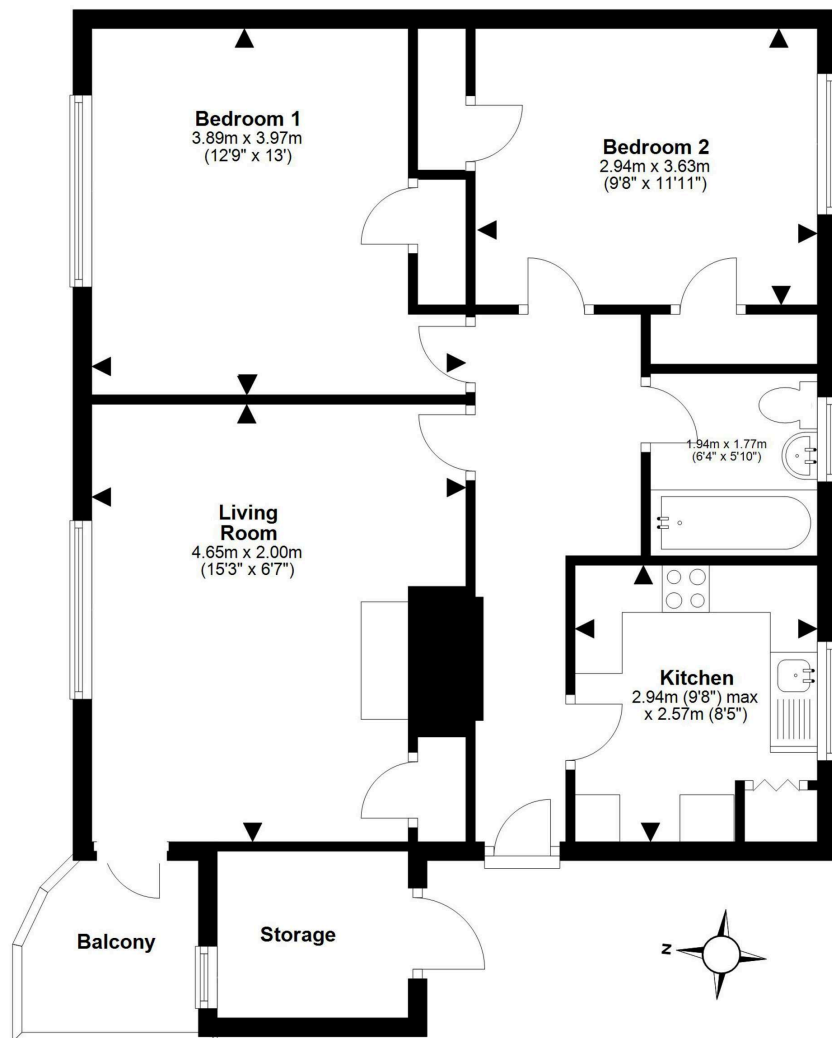
EPC Rating

C

Tenure

Freehold





Total area: approx. 69.2 sq. metres (745.1 sq. feet)

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



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