



Drylaw

9 Drylaw House Paddock
EH4 2UF



Semi-detached house

OFFERS OVER £255,000

- Entrance vestibule
- Bright living room
- Dining kitchen
- 3 bedrooms
- Wet room
- Gas central heating
- Double glazing
- Private front and rear gardens
- Overlooks green space
- Private single garage
- Unrestricted on street parking
- Floored attic space with window



Viewing by appointment - please
call Beveridge & Kellas on 0131
554 6321



Situated within a small tucked away development this 3 bedroomed semi-detached house would make an ideal family home. A choice of local shops is available nearby, and Craighleith Retail Park is also within easy reach offering a wide selection of shopping facilities. A good choice of public transport is available to the City Centre and surrounding areas.

The property offers excellent accommodation and opens via an entrance vestibule with stairs to the upper level and the living room off. The bright, well-proportioned living room is front facing and has the kitchen off. The dining kitchen is situated to the rear of the house and features sliding doors to the rear garden, a deep built in pantry cupboard, an abundance of base and wall units, slot in cooker with a gas hob, a freestanding dishwasher, washing machine and a fridge freezer. Upstairs benefits from three double bedrooms, the largest of which is situated to the rear, and has a built-in mirrored wardrobe. Two further bedrooms are situated to the front of the house, and both have built in cupboards and fitted shelving.

Completing the accommodation is a rear facing wet room with partially tiled walls, shower unit, WC, wash hand basin and a heated towel rail.

The house enjoys a private well maintained front garden, and an easy to maintain rear garden. Additional benefits include gas central heating, double glazing, attic, a private single garage, and unrestricted on street parking in the surrounding area.

EXTRAS

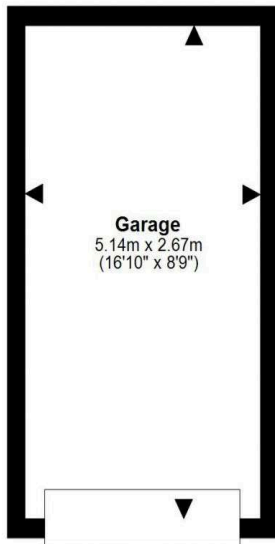
All aforementioned white goods, carpets, window blinds, curtains, and light fittings to be included in the sale. (No warranties to be given).

OFFERS

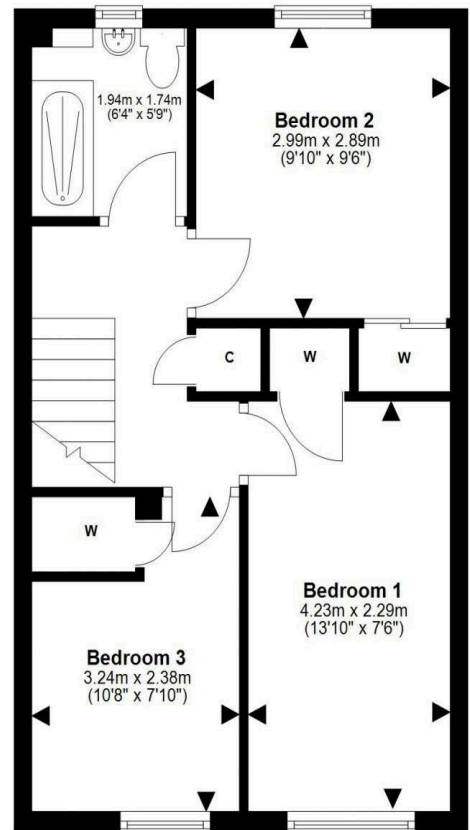
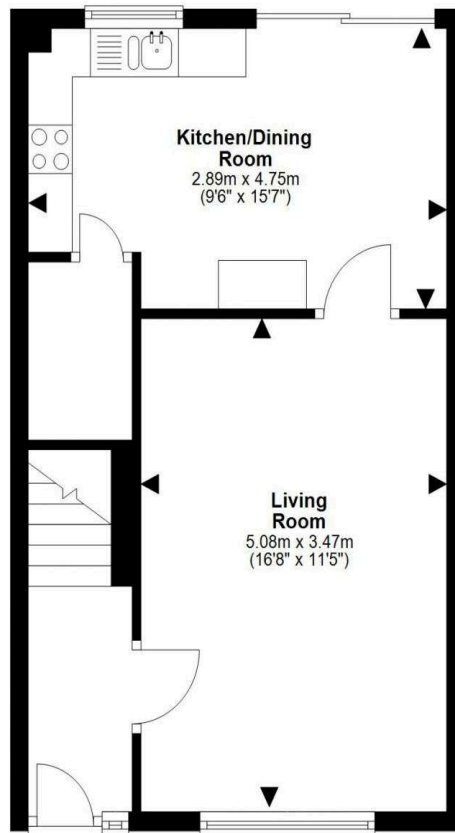
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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