



RALPH SAYER
SOLICITORS & ESTATE AGENTS

163 Easter Drylaw Drive

Easter Drylaw, Edinburgh, EH4 2RY

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Set on an established street in Easter Drylaw, near local amenities, shops, schools and transport links, the modern three-bedroom property is sure to appeal to a wide range of buyers, including couples, families and commuting professionals. The sunny family home boasts a generous reception room with two large windows for ample natural light, a stylish kitchen with garden access, a contemporary family bathroom with a 3-way shower and a Japanese toilet. Outside, the property is complemented by private triple driveway parking with an EV charging point and a well-presented landscaped garden to the rear.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



Property Summary

- Ground-floor villa in Easter Drylaw
- Private main entrance
- Attractive modern interiors throughout
- Entrance hall with storage
- Sunny living/dining room
- Well-appointed kitchen
- Spacious main bedroom with built-in wardrobe
- Two more double bedrooms with wardrobes
- Bathroom with a 3-way shower and a Japanese toilet
- Well-presented landscaped garden to the rear
- Private outdoor storage
- Private triple driveway parking, with EV charging point
- Gas central heating and triple glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £225,000







Sunny living/dining room,
a well-appointed
kitchen a spacious main
bedroom and two more
double-bedrooms
with wardrobes







Well-presented landscaped
garden to the rear and
private outdoor storage





Let us help you find your next
dream property!



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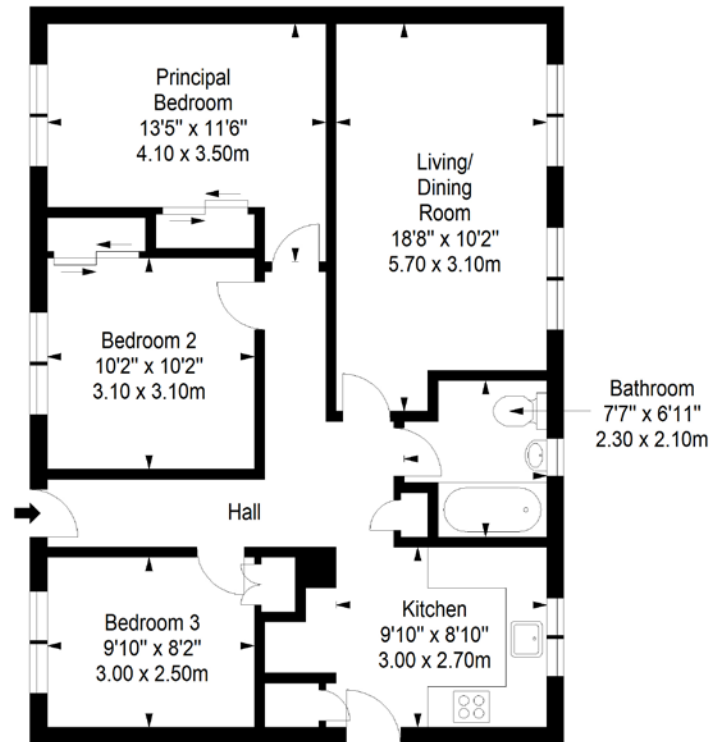
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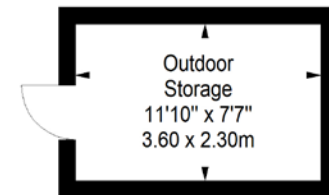
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 76.1 sq. metres (819.2 sq. feet)



Outdoor Storage
Approx. 8.3 sq. metres (89.3 sq. feet)



Total area: approx. 76.1 sq. metres (819.2 sq. feet)