



20 Easter Drylaw Drive
DRYLAW | EDINBURGH | EH4 2QU


warners
solicitors & estate agents



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Warners is thrilled to present this stunning, move-in ready three-bedroom upper villa, with its own main door entrance, in the highly sought-after Easter Drylaw area of Edinburgh. This exceptional property boasts a prime location, close to top-notch local amenities and excellent transport links.

Step inside to discover a beautifully extended attic space and stylish decor throughout. The spacious accommodation features a private entrance stairway leading to a welcoming hallway with convenient under-stair storage. The bright and airy dining lounge is a true highlight, with a charming bay window, an elegant feature fireplace, and a generous walk-in cupboard. The modern kitchen is a chef's dream, equipped with sleek white fitted units and high-quality appliances.

You'll find two well-appointed double bedrooms, each with ample storage, and a contemporary family bathroom on the main level. Upstairs, the expansive primary bedroom offers plenty of built-in storage and a serene retreat.

Outside, the property impresses with a lovely front garden, a driveway accommodating two cars, and a garage. The rear garden is a private oasis, featuring a lush lawn and easy access to the garage.

- **Prime Location:** Sought-after Easter Drylaw area, close to amenities and transport links.
- **Move-In Ready:** Extended attic, tastefully decorated, pristine condition.
- **Bright and Spacious:** Dining lounge with bay window, feature fireplace, and walk-in cupboard.
- **Modern Kitchen:** Sleek white fitted units and high-quality appliances.
- **Ample Storage:** Two double bedrooms, family bathroom, and spacious primary bedroom.
- **Attractive Outdoor Space:** Front garden, two-car driveway, garage, and private west facing rear garden, which gets the sun most of the day.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Drylaw area of Edinburgh, which lies to the north of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, including several small specialist shops serving the local community. Further facilities, including Boots, Marks & Spencers and Sainsbury's outlets can be found at the impressive Craigleith Shopping Centre, whilst there is a Morrison's superstore on nearby Ferry Road. Leisure-wise the choice is excellent, and includes Ainslie Park Leisure centre. The green areas of the Royal Botanic Gardens and Inverleith Park are also easily accessible. Schooling is well represented from nursery to senior level, with Telford College on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Extras included in this sale are, the fridge from the garage, the curtains in the living room, dining room and upstairs bedroom, blinds also included from the kitchen and bathroom. Dishwasher and washing machine both available with separate negotiation.



