



187 Easter Drylaw Drive  
DRYLAW | EDINBURGH | EH4 2RY

  
**warners**  
solicitors & estate agents



## 187 Easter Drylaw Drive

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This attractive upper flat in the sought-after Edinburgh area of Drylaw offers a blend of contemporary living and classic charm. The home boasts a spacious and bright sitting room/dining room, bathed in natural light, making it an ideal space for relaxation and entertaining.

The modern kitchen is a standout feature, fitted with sleek white units that provide ample storage and a clean, stylish aesthetic. The flat further comprises three well-decorated double bedrooms, each offering a comfortable and inviting atmosphere.

The family bathroom is contemporary, featuring neutral decor that enhances its modern feel.

Externally, the property boasts both front and rear gardens, perfect for outdoor enjoyment. Additionally, on-street parking is available, adding to the convenience of this lovely home in Drylaw. In brief the property comprises-

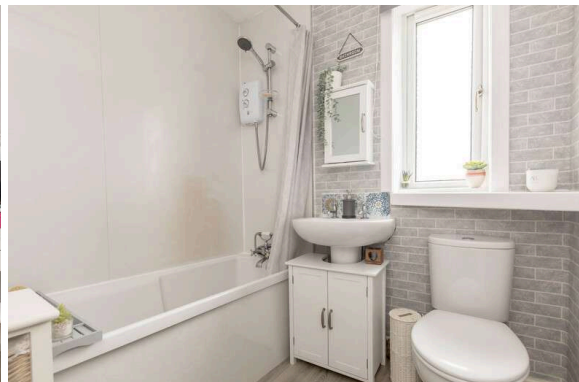
- Welcoming hall with storage.
- Bright and spacious living room.
- Modern kitchen with sleek white units.
- Three double bedrooms.
- Contemporary family bathroom with shower over bath.
- Front and rear garden.
- Gas central heating and double glazing.
- On street parking.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



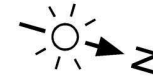
The subjects are located in the Drylaw area of Edinburgh, which lies to the north of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, including several small specialist shops serving the local community. Further facilities, including Boots, Marks & Spencers and Sainsbury's outlets can be found at the impressive Craighleith 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.

EPC band C, council tax C, there are no factoring costs associated with the property. Extras included in this sale are the washing machine, ovens, curtains, blinds in the kitchen and bathroom, radiator covering fire place is also included.

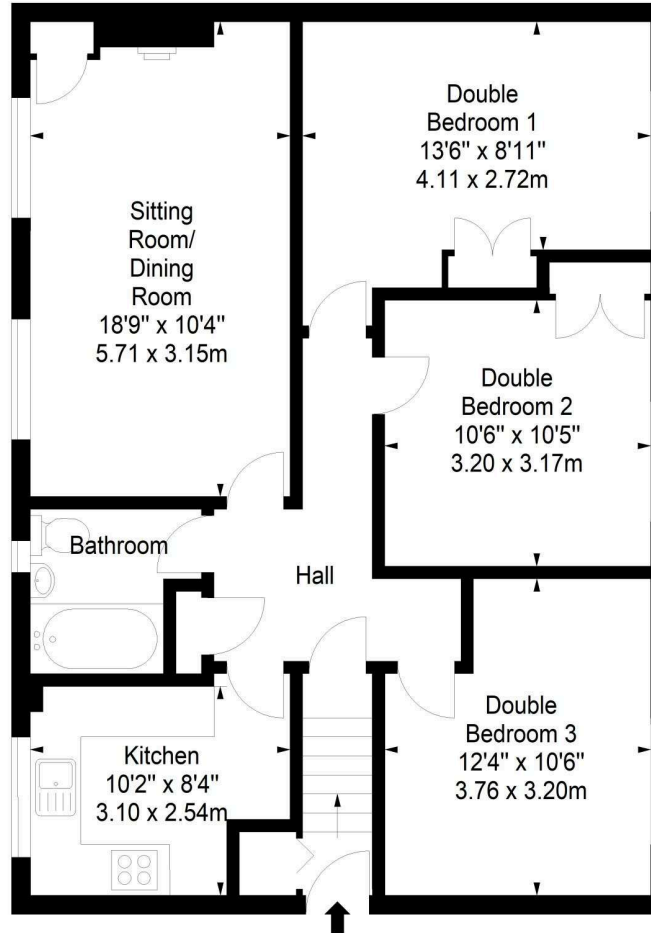




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Approx. Gross Internal Area  
845 Sq Ft - 78.50 Sq M  
For identification only. Not to scale.  
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First Floor