



151 Easter Drylaw Drive
EASTER DRYLAW | EDINBURGH | EH4 2RX

warners
solicitors & estate agents



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Immaculately presented, light and spacious accommodation, much enhanced by stylish fittings and neutral tone decor, is on offer within this superb two bed mid terraced villa, which also boasts a drive-in to front, a south-facing rear garden and easy access to excellent amenities and transport links.

Viewing is essential to appreciate this stunning home, which would be ideal as a starter property for a young couple. At ground floor level you'll find a living/dining room, kitchen attractively fitted out with cream units and co-ordinating tiled splash-backs, and a handy utility room with door to rear. On the upper floor are two double sized bedrooms, each benefiting from a built-in wardrobe, plus on-trend grey wall panelling in the main bedroom, and the beautifully fitted out bathroom featuring a modern white suite, white tiled surrounds, wash-basin set in vanity unit and electric over-bath shower. The front garden has been paved and the pavement lowered to ensure this area can be used as a driveway if required. The fully enclosed rear garden is south-facing, catching the best of the sun, and is safe for young children or pets. This lovely area includes a lawn, and decking for outdoor relaxation, shed and summerhouse.

- Living/dining room
- Attractively fitted kitchen
- Utility room
- Two double sized bedrooms with wardrobe storage
- Luxury bathroom/electric shower
- Double Glazing
- Gas Central Heating
- Drive-in to front
- Sunny fully enclosed rear garden
- Summerhouse and shed
- Craigleath Retail Park a short journey away
- Excellent transport links to City Centre

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



All integrated kitchen appliances will be included in the sale along with all made to measure blinds. EPC: D

Drylaw, to the north west of Edinburgh City Centre, is popular with first time buyers and young families. The area is well placed for shopping, transport, educational and recreational facilities. Craigleath Retail Park offers a range of retail outlets including both Sainsbury and Marks & Spencer supermarkets and there are excellent sports facilities and a swimming pool at the Ainslie Park recreational centre. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8, M9 and M90, are also easily accessible. Schooling is also nearby and is well represented from nursery to senior level.



