



55 Easter Drylaw Gardens
DRYLAW | EDINBURGH | EH4 2RL

warners
solicitors & estate agents



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Warners are delighted to offer to the market this well-proportioned semi-detached house, part of a quiet crescent enjoying a very pleasant grassy open aspect. It offers comfortable accommodation suiting couples and small families alike. On the ground floor is a living/dining room leading to the rear-facing kitchen. Upstairs are two double bedrooms and the former bathroom which has been changed into a shower room with white sanitary ware. The property has very generous in-built storage space and potential for a loft conversion and/or extension. (subject to necessary consents).

The property is a warm and sunny home having gas central heating and double glazing.

There is an easily maintained front garden plus a lawned and fully fenced rear garden which is above average in size and perfect for young families.

- Quiet crescent with a pleasant grassy open aspect.
- Spacious living/dining room and rear-facing kitchen.
- Two double bedrooms and modern shower room.
- Generous in-built storage space.
- Potential for loft conversion/extension (subject to consents).
- Large, fully fenced rear garden ideal for families.

EPC Rating C, Council Tax Band C.

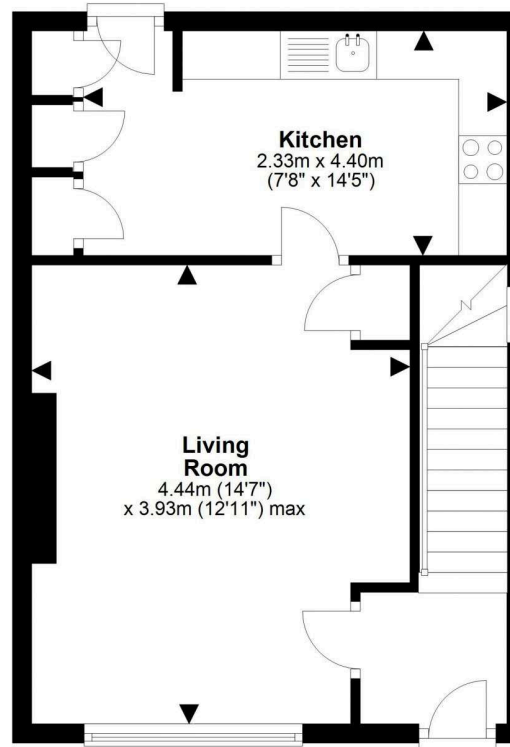
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



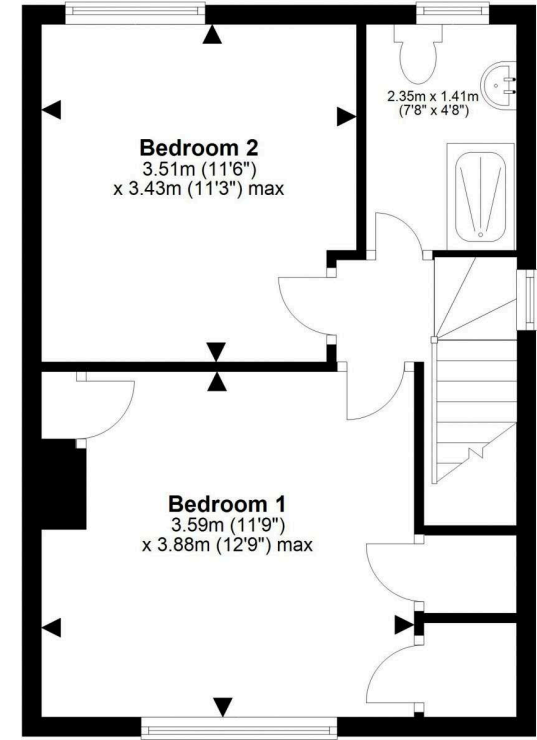
All carpets, blinds, curtains, and light fitting will be included in the sale.

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. Craighleith 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.





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.