



Bright and spacious

Three-bedroom, mid-terrace house



This bright and spacious, three-bedroom, mid-terrace house is situated in the popular Drylaw area of Edinburgh, close to local amenities, schools and transport links. The property is very nicely presented throughout, in move in condition, ideal for family living and benefits from having planning permission for an attic conversion with Dormer, for a master bedroom, ensuite and storage (Planning reference- 24-06119, please ask us for more details). The current accommodation consists of an entrance hall, a nice sized living room, with a picture window to the front, filling the room with natural light, family bathroom and a dining kitchen to the rear, with a good range of modern units, appliances, a store cupboard, space for dining and direct access to the rear garden. On the upper floor there are three double bedrooms, one with a built-in-wardrobe and the landing has access to the large, floored attic space, which also benefits from eaves storage and a Velux window. To the front of the property there is a Monoblock driveway, pretty borders and to the rear there is a lovely private garden, with an area of decking to enjoy nice weather, an area of lawn and borders with mature planting.

Key Features

Hall

Living room

Dining kitchen

Bathroom

Three double bedrooms

Gas central heating

Double glazing

Garden

Driveway

Large floored attic, with eaves storage and Velux window

Planning permission in place for attic conversion,

with Dormer - ref: 24-06119



Drylaw

Drylaw is a popular residential area of Edinburgh, lying to the north of the city centre. Local shops cater for everyday needs, with Morrison's Supermarket on Ferry Road and Craigleith Retail Park, providing several supermarkets, high-street shops, and a food outlet, close by. Nearby leisure opportunities include the Village Urban Resort, Ainslie Park Leisure Centre, Westwood's Leisure Centre, and Silverknowes and Bruntsfield Links golf courses. Pleasant walks can be taken in green open spaces of Inverleith Park and Royal Botanic Gardens, and the Firth of Forth coastal walk along the Silverknowes esplanade to Cramond Village. The cycle path network, providing access across the city, is within easy reach. Catchment schools include Ferryhill Primary and Broughton High. Edinburgh College Granton campus is also within proximity. There are regular bus services to the City Centre and surrounding areas, and the property is on the route of Telford Road & Crewe Toll roundabout, leading to all the major road networks.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine and wardrobes are included in the sale (no warranties given). The curtains, fridge freezer and tumble dryer are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

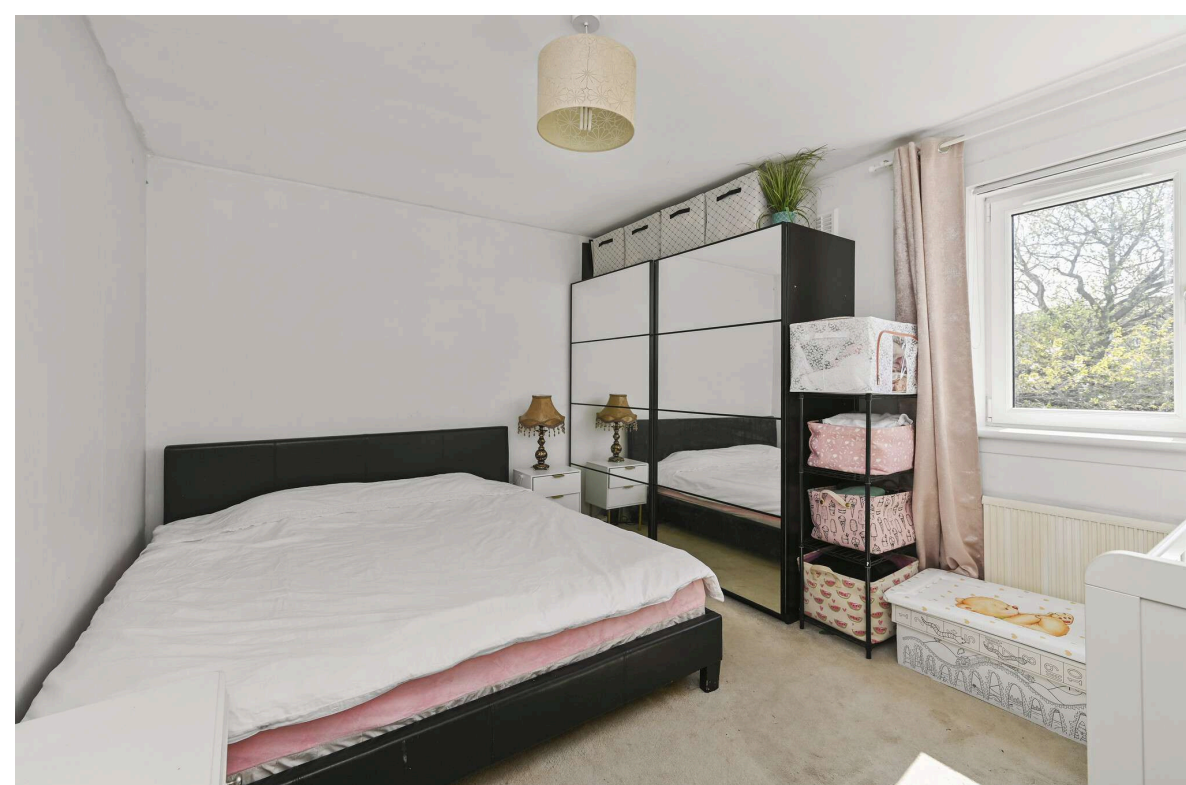
£230,000

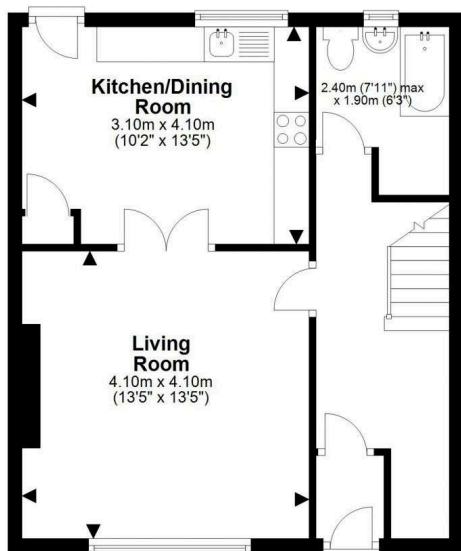
EPC Rating

C

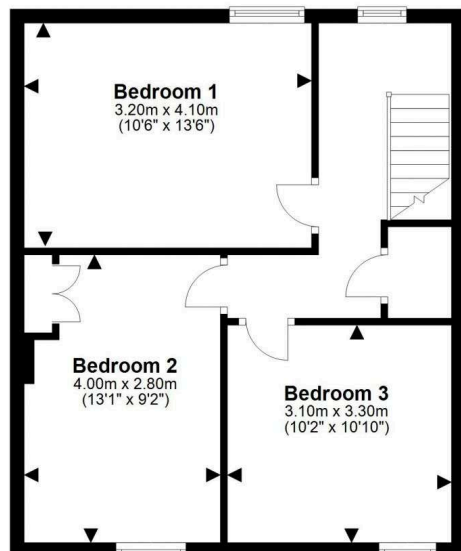
Tenure

Freehold

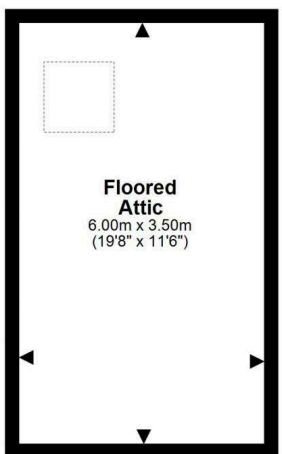




Ground Floor



First Floor



Second 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.



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