










Offers Over

£199,995

43 Wester Drylaw Drive

Drylaw | Edinburgh | EH4 2SS

Neilsons are delighted to present to the market this spacious and light-filled end terrace villa, quietly positioned within a sought-after residential area. Offering excellent potential, the property would now benefit from a degree of modernisation, providing an ideal opportunity for buyers to create a home tailored to their own tastes and requirements. It is sure to appeal to first-time buyers, professionals and young families alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation briefly comprises a welcoming entrance hallway with useful under-stair storage, a bright and spacious dual-aspect living/dining room, and a fitted kitchen with direct access to the rear garden. Upstairs, there is a well-proportioned principal bedroom with fitted wardrobes, a good-sized second double bedroom, and a bathroom fitted with a three-piece suite and shower over the bath. The property further benefits from gas central heating, double glazing throughout and floored attic.



Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer and washing machine. The wardrobes in the bedroom will also be included in the sale.

Gardens, Garage & Driveway

A real feature of this property is the superb, maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons (0131 625 2222)





Location

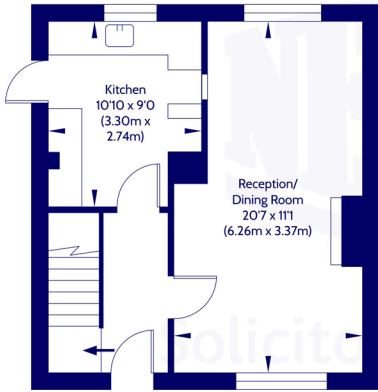
Wester Drylaw Drive is location in the popular residential area of Edinburgh. It is within convenient reach of Craighleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencer's. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton. The area is well-served by educational establishments and there are many frequent bus services to the City Centre and surrounding areas.

The property is close to Ainslie Park Leisure Centre which has swimming and sporting facilities; and is also close to Inverleith Park, The Royal Botanic Gardens and coastal walks from Silverknowes and Cramond.

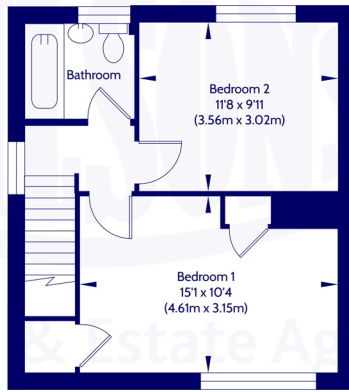




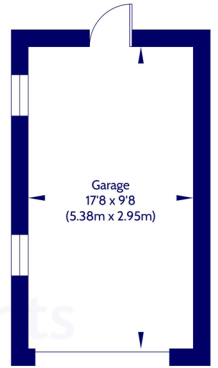
Approx. Gross Internal Floor Area 70 Sq M / 754 Sq Ft.



Ground Floor



1st Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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