



Bright, and offering excellent potential

Two bedroom, main door, upper villa



This two-bedroom, main door, upper flat offers a fantastic opportunity to add your own stamp to a property. Situated in the popular Drylaw area of Edinburgh it is close to schools and local amenities. The property is now in need of modernising and offers the potential for an attic conversion, subject to the usual permissions. With generous room sizes, gas central heating installed this is ideal accommodation for a couple or a family. The accommodation consists of a hallway, with access to the attic, a bright living room with triple windows, fireplace and an alcove with a cupboard. The kitchen has a range of fitted units and appliances and space for a table and chairs. There is a large double bedroom with a cupboard, a second double bedroom with two cupboards and a family bathroom. The garden to the front, side and rear is particularly impressive, mainly laid to lawn, and edged with trees and shrubs. There is plenty of on-street parking.

Key Features

- Private entrance and stair
- Hallway, with access to the attic
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Single glazing
- Generous garden
- On-street parking



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, curtains, blinds, light fittings, cooker are included in the sale and all sold as seen (no warranties given)

Viewing

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

Council Tax Band

B

Home Report Valuation

£185,000

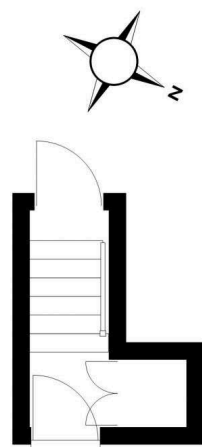
EPC Rating

D

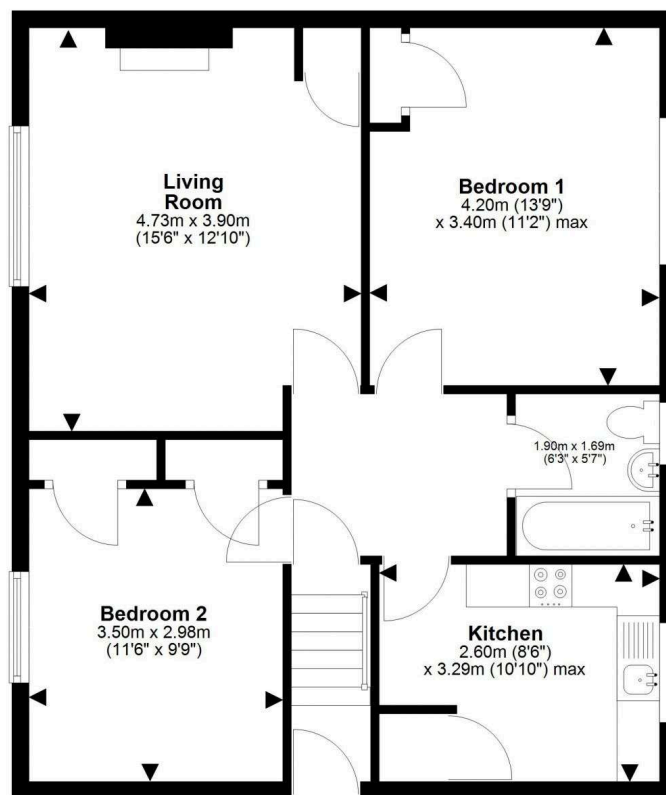
Tenure

Freehold





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.



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