










Offers Over  
**£240,000**

## 58 Easter Drylaw View

Easter Drylaw | Edinburgh | EH4 2QP

A well presented three bedroom double upper villa, quietly positioned in an established street within the popular residential area of Easter Drylaw. Offering bright and spacious accommodation throughout, the property further benefits from private gardens and close proximity to local amenities, transport links and green spaces. This appealing home is ideally suited to a range of buyers including first time purchasers, young families and professionals.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  On street parking
-  EPC rating – D
-  Council tax band - C



## Description

From the main door entrance, stairs lead you to the first floor where you will find a light and airy bay windowed lounge/dining room with decorative fireplace, a stylish kitchen with a range of sleek grey wall and base units with co-ordinated worktops and splashbacks, two double bedrooms with decorative fireplaces, and a contemporary bathroom with a white and grey suite and overhead rainfall shower. Carpeted stairs with a deep storage area lead you to the third bedroom where there is both built in wardrobes and eaves storage. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the induction hob and electric oven, fridge/freezer, washing machine and garden shed.

## Gardens and parking

To the front, a garden provides a welcoming approach, while a pathway to the side leads to a beautifully maintained rear garden. Featuring a generous lawn and a decked seating area, the outdoor space offers a private and pleasant setting in which to relax, dine and entertain in the warmer months. There is also a external store cupboard providing a convenient place to store garden tools and bikes. Parking is on street and is unrestricted.

## Viewing

By appointment through Neilsons (0131 625 2222).





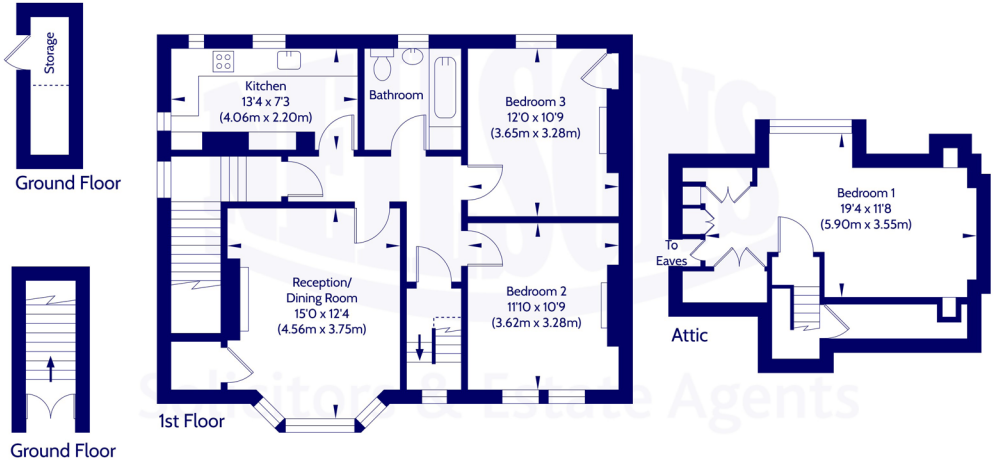
## Location

Easter Drylaw is convenient for access to Craigleth Retail Park which hosts many high street retail outlets including Sainsbury's, Starbucks, Boots, The Range and Marks & Spencer. 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 within walking distance to the Western General Hospital and is close to Ainslie Park Leisure Centre and The Village Hotel both with swimming and sporting facilities. Also within the area there is Inverleith Park, The Royal Botanic Gardens and delightful walks at Silverknowes and Cramond.





Approx. Gross Internal Floor Area 96.26 Sq M / 1036 Sq Ft.



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.



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