










Offers Over
£235,000

60 Easter Drylaw Drive

Easter Drylaw | Edinburgh | EH4 2QX

Charming and beautifully presented two-bedroom extended lower villa, quietly positioned on a well-maintained residential street within Edinburgh's ever-popular Easter Drylaw district. Close to excellent local amenities, reputable schooling, and convenient transport links, the property is perfectly suited to a variety of purchasers including professional couples, growing families, and those looking to downsize.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band – C



Description

The accommodation begins with an entrance vestibule leading into a welcoming hallway. The bright and airy bay-fronted lounge enjoys an abundance of natural light and features an attractive gas fireplace, creating a warm and inviting space to relax. Undoubtedly the heart of the home is the spacious and stylish kitchen/diner, beautifully appointed with a range of included white goods, a Belfast sink, mood-setting under-unit lighting, and partial wall tiling in the splash areas for easy upkeep. There is ample space for dining furniture, while French doors open directly onto the rear garden, making it an excellent space for both everyday living and entertaining. Both bedrooms are generously proportioned doubles and benefit from superb fitted storage, each featuring two double wardrobes with additional overhead storage. Both rooms also offer ample space for freestanding furniture and flexible layouts. Completing the accommodation is the sleek bathroom, finished with full wall panelling and fitted with a rainfall shower over the bath together with a heated towel rail.



Further benefits include Hive-controlled gas central heating, double glazing, and a security intruder alarm.

Gardens & Parking

Externally, the delightful rear garden has been thoughtfully landscaped to include a slabbed patio, raised timber decking, raised flower beds with mature shrubs, an outdoor tap, a garden shed, and a fully powered summerhouse offering excellent flexibility as a home office, hobby room, or garden retreat. An Andersen shelter provides additional outdoor storage. To the front, the property enjoys a neatly maintained private garden, while unrestricted on-street parking is readily available nearby.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

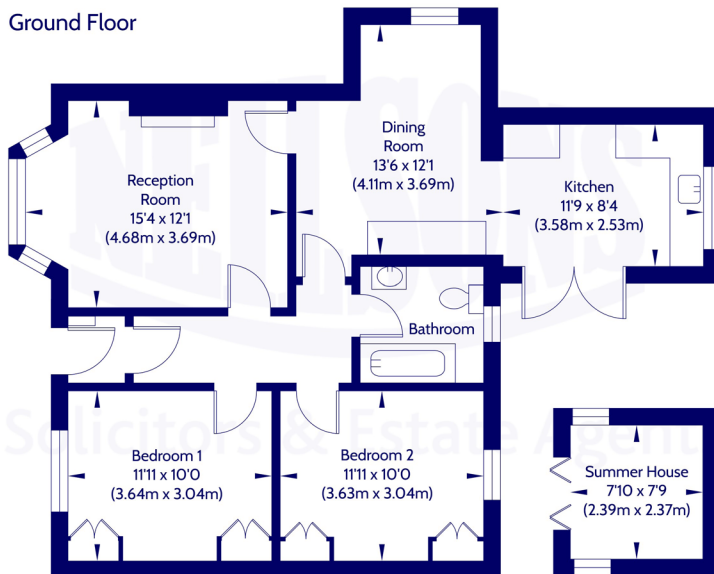
Easter Drylaw is convenient for access to Craigleth Retail Park which hosts many high street retail outlets including Sainsbury's, Starbucks, Boots, The Range and Marks & Spencer. There are two Morrisons supermarkets nearby on Ferry Road and at Granton. The area is well-served by educational establishments 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 75 Sq M / 810 Sq Ft.

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.



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