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Offers Over
£185,000

19 Easter Drylaw Avenue

Easter Drylaw | Edinburgh | EH4 2QZ

An appealing three bedroom, main door 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 to the side and rear and a large driveway to front. The property lies within close proximity to local amenities, transport links and green spaces.

-  3 bedrooms
-  1 public room
-  1 bathroom
- Spacious attic
-  Private garden
-  Large driveway
-  EPC rating – E
-  Council tax band – C



Description

This bright and generously proportioned property benefits from its own main door entrance, large driveway and a private garden to the side and rear. The property is located in the popular area of Easter Drylaw and lies within close proximity to local amenities and transport links.

From the main door entrance, stairs lead you to the first floor and the accommodation comprises – hallway with two storage cupboards, spacious sitting/sitting/dining room, fitted kitchen, 3 generous double bedrooms and a family bathroom. There is also a large attic with Velux windows that may be suitable for conversion to create further accommodation (subject to the necessary consents). The property further benefits from electric heating and double glazing.



Extras

The fitted floor coverings, blinds, light fittings, hob, oven extractor hood, fridge/freezer and washer/dryer are included in the sale price.

Gardens and parking

To the front and side of the property is a large driveway for at least three cars. There is also an area of private garden to the side of the property. The private rear garden is accessed via a timber fence and is fully enclosed. The garden ground would benefit from some maintenance but offers superb potential to create a wonderful outside space.

Viewing

By appointment through Neilsons (0131 625 2222).



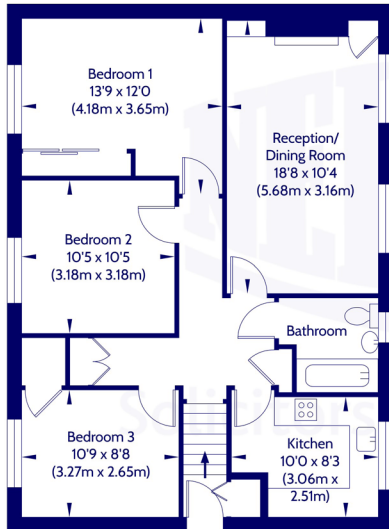


Location

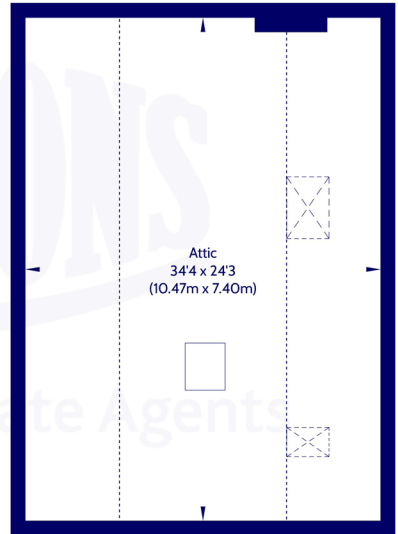
Easter Drylaw is convenient for access to Craigleth Retail Park which hosts many high street retail outlets including Sainsbury's, Starbucks, Boots, The Range and Marks & Spencer. There are two Morrisons supermarkets nearby on Ferry Road and at Granton. The area is well served by educational establishments 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 76.33 Sq M / 822 Sq Ft.



1st Floor



Attic

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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