





Welcome

Welcome to Wester Drylaw Drive, set within a popular residential area to the north-west of Edinburgh's city centre, this two-bedroom first floor flat offers bright, comfortable accommodation with an open outlook, ideal for first-time buyers, small families, young professionals, or buy-to-let investors. The property enjoys a quiet position within Wester Drylaw, benefitting from excellent local amenities, transport links, and easy access to both the city centre and nearby green spaces. Presented to the market in good order throughout, we would recommend an early viewing.



- Reception hallway with useful storage
- Living/dining room rear facing
- Fitted kitchen with white goods included
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Communal rear gardens and drying green
- Secure fob entry system
- Residents and visitors parking



Drylaw

Wester Drylaw is a well-established district of Edinburgh lying northwest of the City centre offering convenient access to local shops, supermarkets, leisure facilities, and schooling. Frequent bus services provide swift links to the city centre, while nearby routes connect to major road networks. Green spaces such as Drylaw Park and the West Woods area are within easy reach, making this an attractive location for those seeking a balance of urban convenience and tranquil surroundings.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Other items of furniture may be available by separate negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

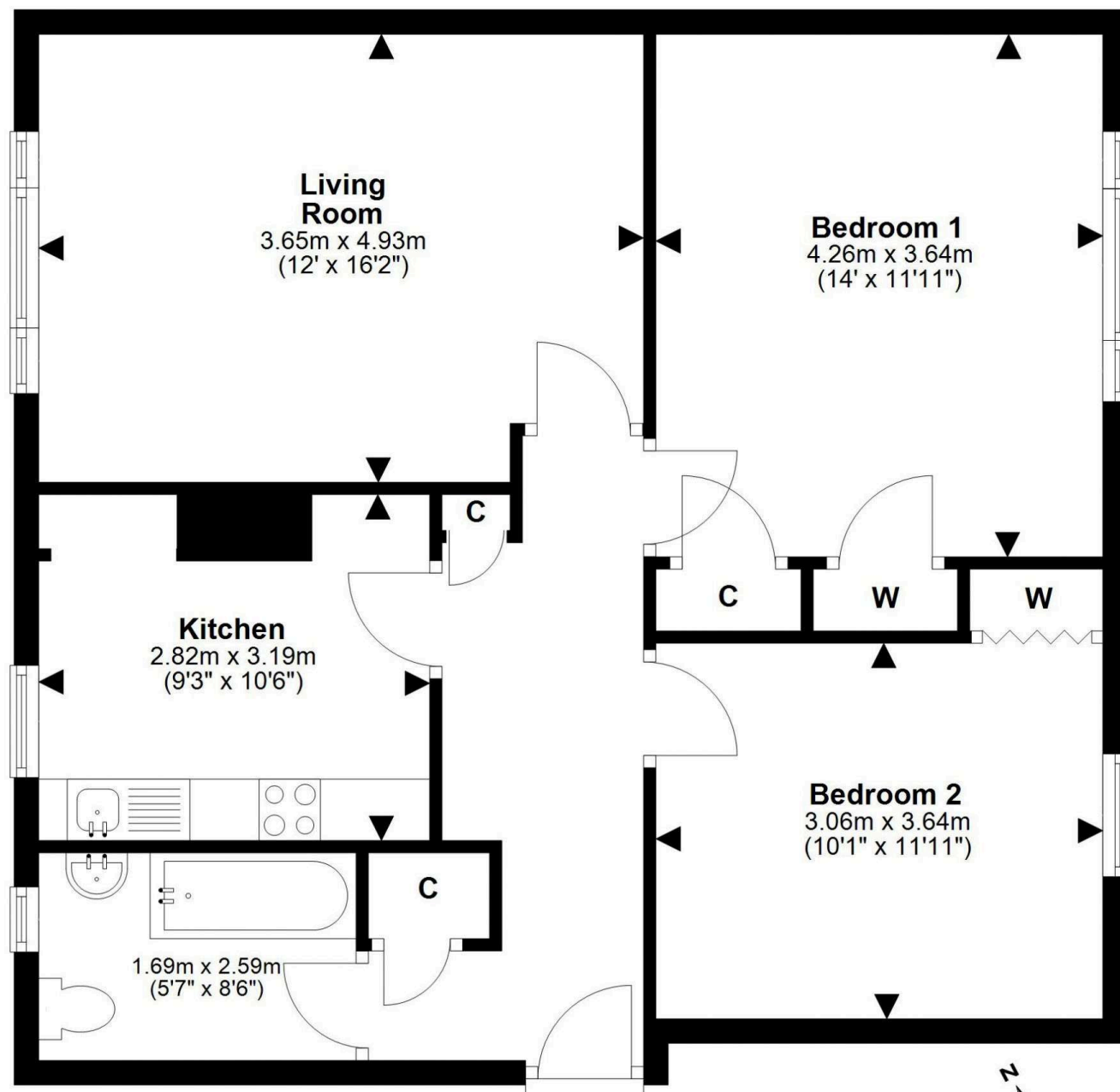
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

