



## Spacious

### Two bedroom, ground floor flat



Situated in the popular residential area of Drylaw, this spacious two-bedroom ground floor flat offers excellent potential for buyers seeking a home they can modernise and personalise. Benefiting from a private garden, generous room sizes and a large driveway, the property provides comfortable accommodation in a convenient location. Accessed via a communal entrance, the property opens into a hallway which includes useful built-in storage. The bright and well-proportioned living room is a particularly appealing space, featuring patio doors that open directly onto the private rear garden, allowing plenty of natural light to fill the room and creating an ideal setting for relaxing. The kitchen is fitted with a range of modern units and appliances, offering good storage and workspace. Both bedrooms are generous doubles, each benefiting from built-in storage, while the bathroom is fitted with a bath with overhead shower and glass screen, complemented by a vanity unit providing additional storage. While the property would benefit from some modernising, it offers excellent potential and already enjoys practical features including gas central heating and double glazing. Externally, the property boasts a south-facing private rear garden with direct access from the flat. The garden is mainly laid to lawn and complemented by shrubs, creating a pleasant outdoor space to enjoy. There is also a garden shed, store and access to a communal drying green. To the front of the property is a large private driveway edged with hedging, providing ample off-street parking.

### Key Features

- Communal entrance
- Hallway
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private garden
- Communal drying green
- Driveway



## 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, washing machine, fridge freezer, store and shed are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

£175,000

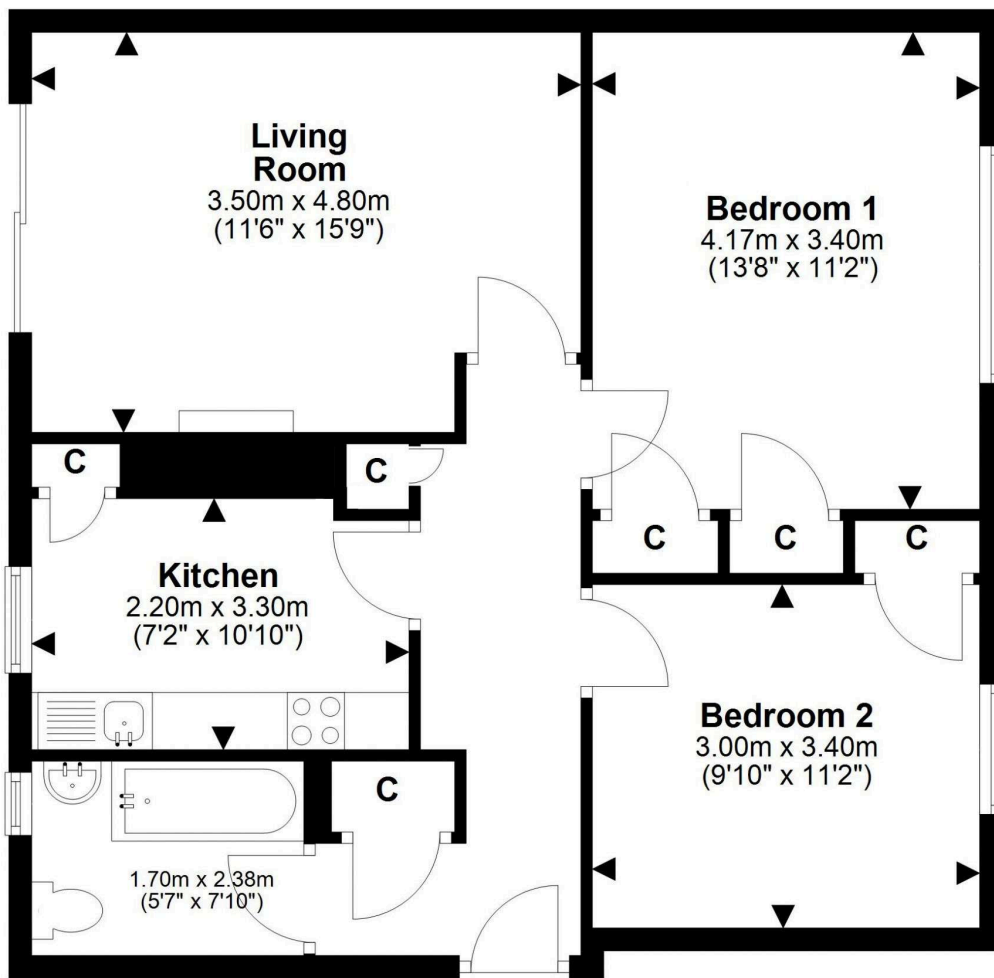
## EPC Rating

C

## Tenure

Freehold





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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