



Solicitors & Estate Agents



## 8 Drylaw House Gardens

Drylaw | Edinburgh | EH4 2UE

This well presented end-terraced house forms part of an established and well-kept development, tucked away on a peaceful cul-de-sac, in the popular Drylaw area of the capital. The property would undoubtedly appeal to first time buyers, professionals or those looking to downsize.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front Garden
-  EPC Rating – D
-  Council Tax Band - B



## Description

The accommodation briefly comprises a bright and airy reception room, providing a comfortable space for relaxing. The fitted kitchen is well appointed with a range of base and wall-mounted units, complemented by appliances. The spacious double bedroom benefits from mirrored fitted wardrobes, offering excellent built-in storage, while the bathroom is fitted with a three-piece suite with a shower over the bath.

Further benefits include new double-glazed windows installed approximately three years ago, a recently fitted electric boiler with the remainder of a 10-year guarantee, a useful external storage cupboard and small loft space, providing additional practical storage.



## Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/freezer.

## Gardens & Parking

To the front of the property is a well-maintained private garden, mainly laid to lawn with a patio area, creating the perfect space for outdoor dining, entertaining, or simply relaxing. For those with a vehicle, the property benefits from an allocated parking space, with additional on-street visitor parking available nearby.

## Viewing

By appointment through Neilsons (1013 625 2222).





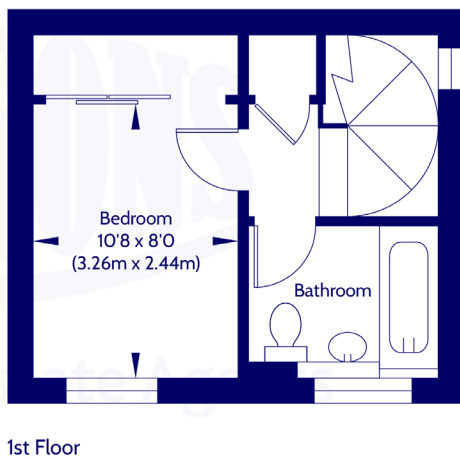
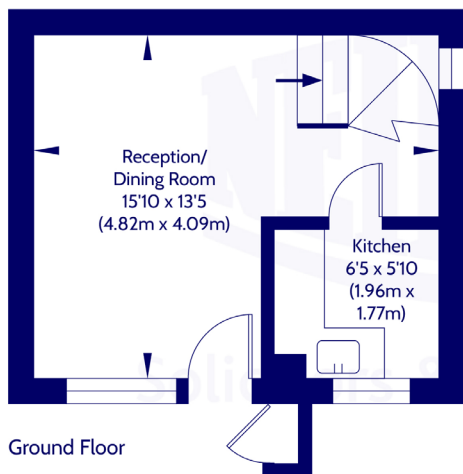
## Location

Drylaw is a popular residential location which lies approximately five miles to the northwest of Edinburgh's City Centre. There are a wealth of fabulous amenities nearby including Craighleith Retail Park which hosts many High Street retailers including Sainsbury's, Boots, Homebase and Marks & Spencer's. There are also two Morrisons supermarkets nearby, on Ferry Road and at Granton, together with further shopping facilities in Granton. The area is well placed for the commuter with easy access to the City Bypass and a frequent bus services to the City Centre and surrounding areas. There are a selection of beautiful outdoors spaces within close proximity including Inverleith Park, The Royal Botanic gardens and coastal walks from Silverknowes to Cramond.





Approx. Gross Internal Floor Area 40 Sq M / 425 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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