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56 Wester Drylaw Place

Drylaw | Edinburgh | EH4 2TJ

A spacious three-bedroom semi-detached house, ideally positioned within a quiet and established residential setting in the popular Drylaw area of Edinburgh. Offering generous accommodation and excellent potential, the property would now benefit from a degree of modernisation and upgrading, providing an excellent opportunity for a purchaser to create a home to their own taste and specification.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation begins with a welcoming entrance hallway providing useful storage and access to the upper floor. The bright and well-proportioned reception room is positioned to the front of the property and features carpeting, a focal fireplace and pleasant outlooks over the communal green space. To the rear is the fitted kitchen, incorporating a range of wall and base units, with a rear porch providing excellent additional storage and direct access to the garden. There are three well-proportioned double bedrooms, with the principal bedroom being the largest and positioned to the front of the property, benefiting from a pleasant outlook over the communal green space. Two further double bedrooms are located to the rear, with one featuring two windows and built-in storage. Completing the accommodation is a fully tiled shower room. Overall, this is an excellent opportunity to acquire a spacious family home in a popular residential location, with considerable scope for modernisation and improvement.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a decorative enclosed front garden, while the fully enclosed rear garden offers a generous family-friendly lawn, enclosed by hedgerow borders. On-street parking is available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





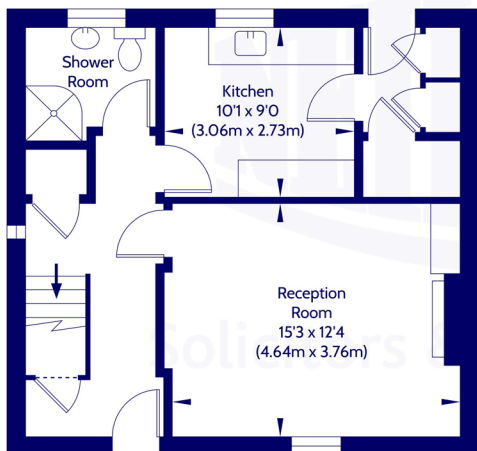
Location

Wester Drylaw Place forms part of the established Drylaw residential area to the north-west of Edinburgh city centre, offering a peaceful setting while remaining conveniently positioned for access to the wider city. Everyday amenities are available locally, including convenience stores, while larger supermarkets can be found nearby at Craigleith and along Ferry Road. Craigleith Retail Park provides a wide selection of shops, supermarkets, food outlets and leisure facilities. The area is well placed for families, with Ferryhill Primary School nearby and Broughton High School serving the wider area. There are also excellent recreational opportunities close at hand, including Ainslie Park Leisure Centre, Inverleith Park and the Royal Botanic Garden. The Silverknowes coastline and scenic walks towards Cramond are also within easy reach. Regular public transport services provide convenient connections into Edinburgh city centre and surrounding areas, while road links via Ferry Road, Telford Road and Crewe Toll provide straightforward access to the city bypass, west Edinburgh and the wider central Scotland road network.

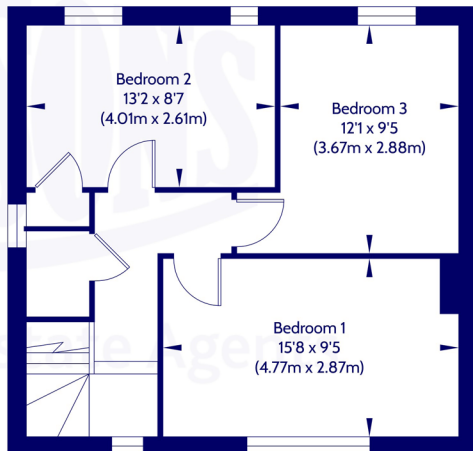


Approx. Gross Internal Floor Area 92 Sq M / 994 Sq Ft.

Ground Floor



1st 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.



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



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