










Offers Over

£265,000

6 Easter Drylaw View

Easter Drylaw | Edinburgh | EH4 2QE

This extended two-bedroom semi-detached home offers spacious and flexible accommodation, making it an excellent opportunity for young families, first-time buyers, or those seeking a property with potential to personalise and modernise. Benefitting from off-street parking, a private garage, and enclosed gardens, the property enjoys a practical layout within a convenient residential setting close to transport links, commuter routes, and a wide range of local amenities.

-  2 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation begins with a vestibule entrance leading into a welcoming hallway, creating a practical transition into the main living areas. Positioned to the front of the property, the reception room is bright and comfortable, featuring laminate flooring and a central fireplace which forms an attractive focal point. Generous proportions allow for a range of lounge furnishings, making this an ideal everyday living space. To the rear, the kitchen is fitted with a selection of wall and base units providing good storage and preparation space. Stylishly designed with tiled splashback areas, the room offers functionality for day-to-day family living and benefits from a rear door providing direct access to the garden. Adjacent to the kitchen is a separate dining room, offering excellent versatility for family meals or entertaining. This space flows naturally into the conservatory, which provides an additional reception area overlooking the rear garden and creates a bright, relaxing environment throughout the year. The property offers two well-proportioned double bedrooms, both generous in size and suitable for a variety of living arrangements. One bedroom is positioned to the front of the home, while the second overlooks the rear garden, providing a quieter setting. The bathroom is fitted with a three-piece suite and includes an electric shower positioned over the bath.



While the property would benefit from a degree of cosmetic upgrading, it presents an excellent opportunity for purchasers to modernise to their own taste and create a comfortable long-term home.

Extras

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

Gardens, Garage & Driveway

Externally, the property benefits from enclosed front and rear gardens, providing safe outdoor space for children, pets, or entertaining. A private driveway offers off-street parking and leads to a detached garage, adding further practicality and storage.

Viewing

By appointment through Neilsons (0131 625 2222).





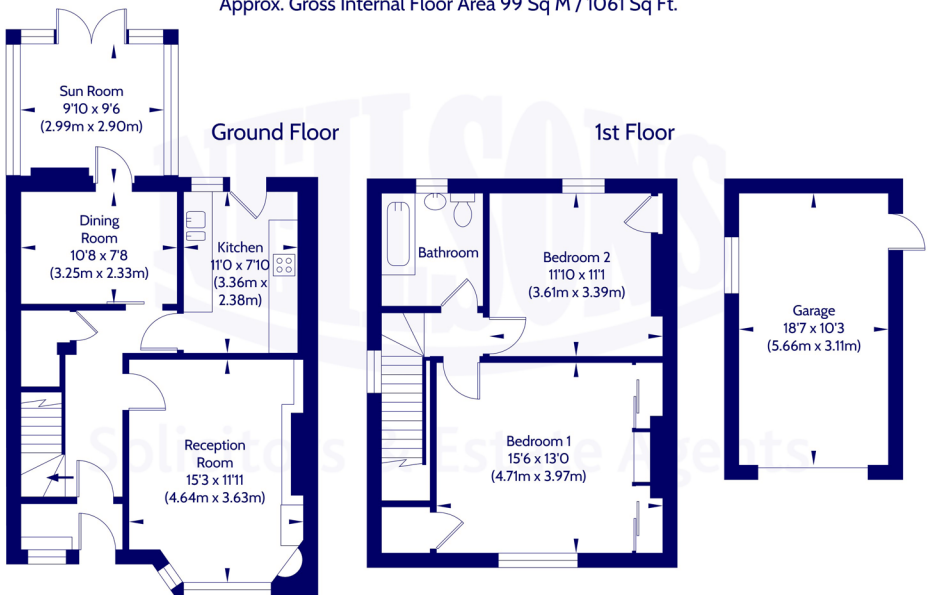
Location

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 99 Sq M / 1061 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.



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