



23 Drylaw Crescent
BLACKHALL | EDINBURGH | EH4 2AU



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Detached, spacious, two/three bedroom bungalow offering a fantastic development opportunity, with excellent potential for extension, situated in the heart of the popular residential district of Blackhall.

The property requires a degree of modernisation and refurbishment and will make a superb family home boasting mature shrubs and trees, and driveway to the front, and large enclosed south facing garden to the rear. The accommodation is 'sold as seen' and comprises: entrance vestibule to entrance hallway with storage and attic access, spacious and bright front facing sitting room/ principal bedroom allowing an abundance of natural light via large bow window, generous rear facing dining/family room fiving access to the galley kitchen, which in turn gives access to the large rear garden, two spacious bedrooms, one to the front and one to the rear, and the modern shower room with vanity drawer sink completes the accommodation.

There are good storage options throughout including Ramsay ladder access to the attic, and externally a garage.

- Huge potential for a fabulous family home offering a flexible layout to three bedrooms
- Sold as seen with refurbishment required
- Sought after location
- Large enclosed south facing rear gardens
- Mature shrubs and trees to the front
- Driveway and garage

Energy Rating D, Council Tax F

All fixtures, fittings, furniture and appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Blackhall is a sought after district on the north side of Edinburgh some 15 minutes from Edinburgh City Centre. The galleries and boutiques of Edinburgh's West End are within easy reach and a delightful stroll along the Water of Leith leads to the cafes and independent shops of Stockbridge. The area is well served by local amenities with a selection of superstores nearby at Craigmyle Retail Park. The Mary Erskine School, Stewart's Melville College, Fettes College and St George's are all close at hand and there are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.





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.