



12/6 Wester Drylaw Row

Drylaw, Edinburgh, EH4 2SF

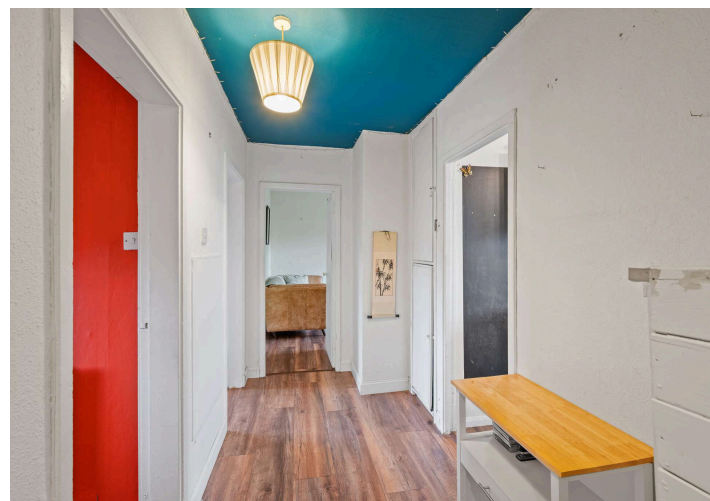


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Spacious 2nd floor flat in move in condition in the popular Drylaw area

- Sitting room
- Kitchen
- 3 double bedrooms
- Bathroom with 3 piece suite
- Bright & well proportioned
- Ideal for a first time buyer
- Well presented & in move in condition
- Secure entryphone system
- Communal rear garden
- Gas central heating & double glazing



Offers Over:

£175,000



Further information can be found in the home report.

About the Property

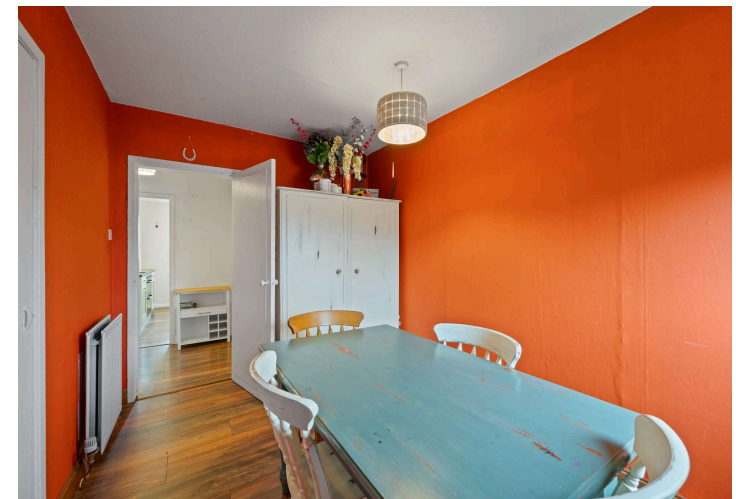
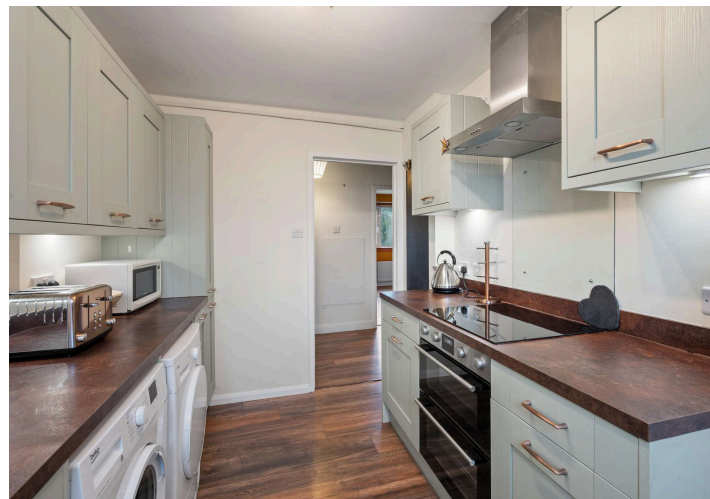
Presented in move-in condition, this bright and spacious 3 bedroom 2nd floor flat is located in the popular Drylaw area of Edinburgh.

Offering well-proportioned accommodation throughout, the property is ideally suited to first-time buyers, growing families or investors alike. The home benefits from a practical layout, generous living space, and excellent storage, while being conveniently positioned close to local amenities, schools, green spaces, and transport links.

Combining comfort and convenience, this is an excellent opportunity to acquire a ready-to-move-into home in a popular residential location.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen - fridge/freezer, washing machine, dishwasher, tumble dryer, double oven, hob & extractor hood.





📍 Location

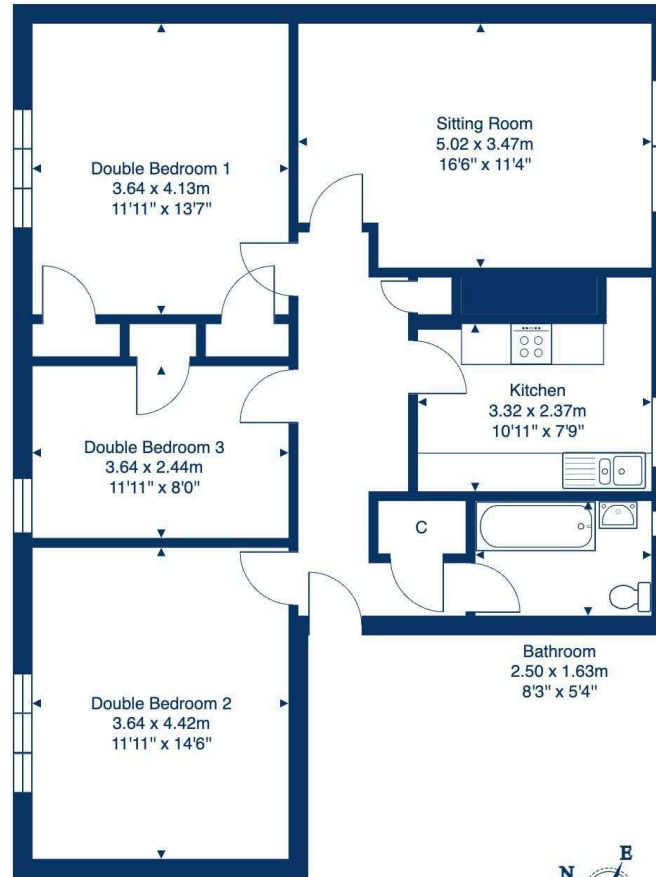
Drylaw is a quiet residential area situated to the north of the city and is close to local amenities at Davidson's Mains. There is a large Morrisons on Ferry Road and a further selection of shops at Craigleith Retail Park. Regular bus services operate to and from the city centre and surrounding areas, and there is quick access to the main commuting routes including the M8, M9, the Queensferry Crossing and Edinburgh International Airport. Recreation amenities include pleasant walks by the River Almond to Cramond, along Silverknowes esplanade, and Silverknowes golf club is within easy access.





Floor Plan

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Total Area: 86.6 m² ... 932 ft²

All measurements are approximate and for display purposes only.



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