



# NEILSONS



**108 Easter Drylaw Drive, Edinburgh, EH4 2RT**  
Offers Over: £135,000



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- Attractive well presented end terraced villa
- Lovely light & airy lounge
- Bright & spacious breakfast kitchen
- 2 good sized double bedrooms
- Appealing modern bathroom
- Gas central heating & double glazing
- Good built in storage/wardrobes/hatch to loft storage
- Gardens to front, side & rear

## PROPERTY DESCRIPTION

This attractive well presented end terraced villa is situated within a residential area that is popular with families, first time buyers and buy to let investors, close to good local day to day amenities and well placed for access to the City Centre and surrounding areas by way of good public transport. The lovely light and airy lounge is located with window to front providing excellent natural light. The room is enhanced by a modern marble fireplace housing the electric fire and benefits from a deep under stair storage cupboard. A glazed panel door leads to the bright well laid out kitchen which comprises ample base and wall mounted units with co-ordinating work surfaces. There is additional built in pantry storage and access door to rear garden. To the upper floor there are two well proportioned double bedrooms and appealing fully tiled bathroom comprising three piece suite with Mira bath shower mixer together with bi-folding glazed shower screen over bath. Further benefits include loft storage, built in wardrobes, gas central heating and double glazing.

## LOCATION

Easter Drylaw Drive is located in the Easter Drylaw area of the city. It is within convenient reach of Craigleith Retail Park which hosts many High

Street retailer outlets including Sainsbury's, Boots, Homebase, Next and Marks & Spencers. 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.

## EXTRAS

All fitted floor coverings and curtains will be included in the sale together with the fridge, freezer, automatic washing machine, built in gas hob and electric fan assisted oven and wall mounted shelves in the kitchen.

## GARDENS

To the front of the property the garden is bordered by mature hedging, is laid out to lawn and has a path leading to the front entrance. To the side and rear the large gardens are extensively laid out to lawn and the garden shed will be included in the sale.

## VIEWING

Sundays 2-4pm or be appointment through Neilsons (0131 625 2222) or seller (07976283620)

## EPC Band - C



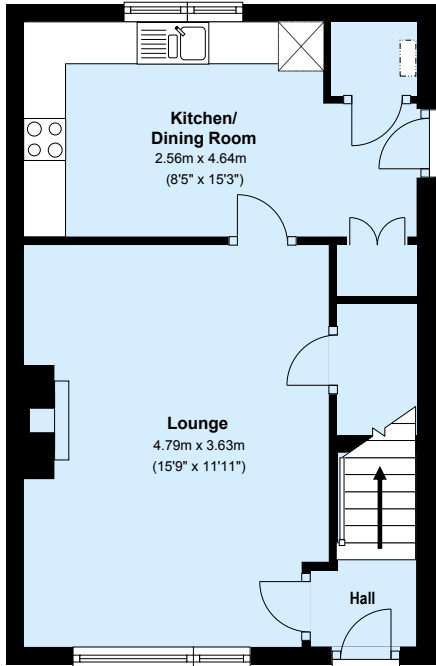


Approx. Gross Internal Area

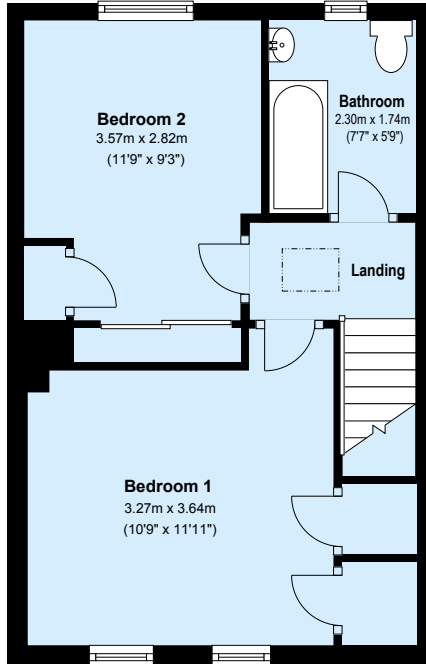
65.3 Sq. M- 702.8 Sq. Ft

Plan Not To Scale. For Identification Purposes Only.

### Ground Floor



### First Floor



Plans by [www.bigwoodplanners.co.uk](http://www.bigwoodplanners.co.uk)



**Neilsons Solicitors, 142 St John's Road, Edinburgh EH12 8AY TEL: 0131 625 2222 FAX: 0131 476 0448**

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.