



15/4 Wester Drylaw Place
Drylaw, Edinburgh EH4 2TN

CALL US ON 0131 447 4747

15/4 Wester Drylaw Place, Drylaw, Edinburgh EH4 2TN

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared entry.
- Reception hall with storage.
- Generously proportioned living room/dining room.
- Kitchen with appliances.
- Two good sized double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Communal garden area to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A first floor flat forming part of an established development in the popular Drylaw district of the city. The property is a short journey to the north-west of Edinburgh City Centre and close to a range of local amenities. This would be an ideal purchase for a first time buyer/young couple or perhaps for letting purposes

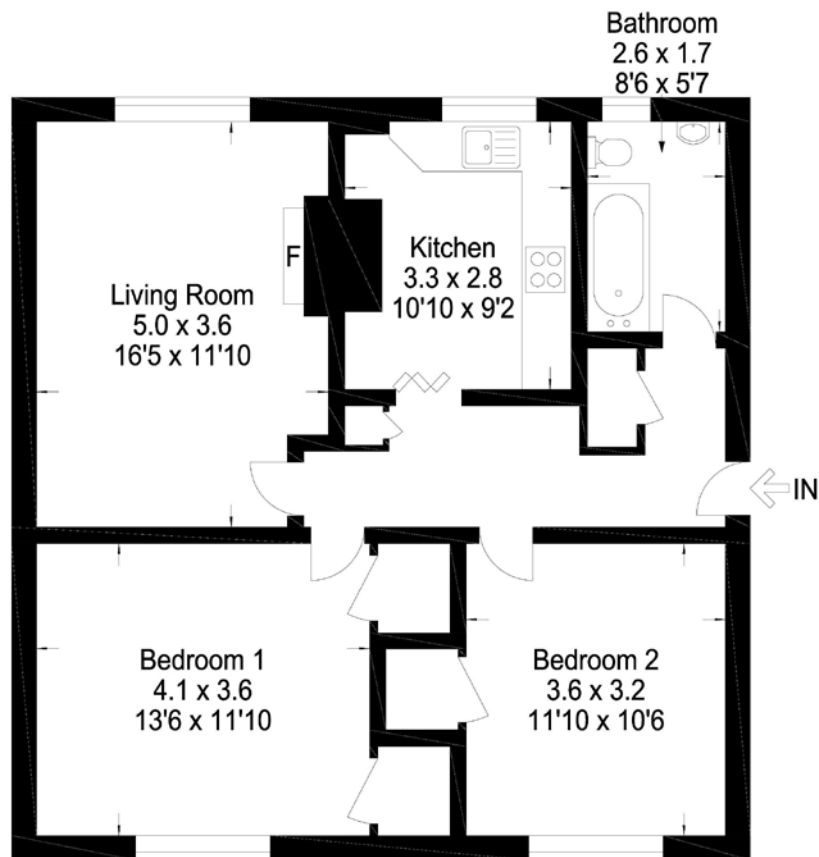
COUNCIL TAX BAND - B.
TRAIN STATION - APPROXIMATELY 2.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 200 METRES.

LOCATION

Drylaw, to the north west of Edinburgh City Centre, is popular with first time buyers and young families. The area is well placed for shopping, transport, educational and recreational facilities. Craigeith Retail Park offers a range of retail outlets including both Sainsbury and Marks & Spencer supermarkets and there are excellent sports facilities and a swimming pool at the Ainslie Park recreational centre. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8, M9 and M90, are also easily accessible. Schooling is also nearby and is well represented from nursery to senior level.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREESTANDING FRIDGE-FREEZER AND AUTOMATIC WASHING MACHINE. THE WARDROBES WITHIN BEDROOM 1 WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE ALONG WITH THE BATHROOM CABINETS.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.