



104/7 Wester Drylaw Avenue
DRYLAW | EDINBURGH | EH4 2SX


warner's
solicitors & estate agents



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Set on a quiet street moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting a balcony, gas central heating, double glazing and a well-kept communal garden this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright twin windowed lounge with generous dining space, a contemporary kitchen with attractive units and breakfast bar, a large double bedroom with built-in wardrobe and balcony off with panoramic views, two further well-proportioned double bedrooms and the flat is completed by an exquisite bathroom with shower over bath.

- Stunning top floor apartment in move-in new condition
- Balcony with panoramic views
- welcoming hallway with storage
- Bright twin windowed lounge
- Contemporary luxury kitchen
- Three double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

All blinds, washing machine, oven, hob and dishwasher included in sale EPC Rating C.

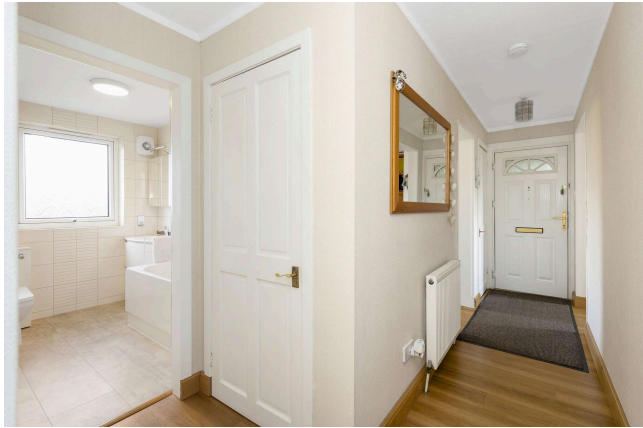
There are no factoring charges associated to this property.

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



Drylaw is a highly sought-after area to the North of the city centre. The area is well placed for excellent local amenities, quick transport links and recreational facilities. Craigleith 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. The area is close to Inverleith Park and the Botanic Gardens with the North cycle route conveniently close. 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.





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.