

57 Wester Drylaw Drive,
Edinburgh EH4 2ST







A lovely bright and spacious main door upper villa with drive and private south facing rear garden within popular residential area close to excellent amenities, schools etc

2 Bed | 1 Bath | 1 Reception

Enviably located minutes from all the area has to offer this family sized main door upper villa comes complete with a driveway and a private south facing rear garden. The sitting/dining room has a picture window flooding the room with light and taking advantage of the leafy views. There is a bright shaker style kitchen also with a leafy outlook, two generous double bedrooms and a stylish bathroom with shower. Additional benefits include excellent storage, including a large attic, gas central heating and double glazing.

Features

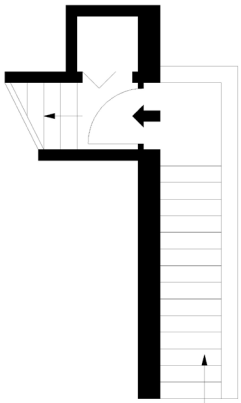
- Entrance stair and hall
- Sitting/dining room with focal point fire surround
- Shaker style kitchen with integrated appliances
- Two double bedrooms with fitted storage
- Bathroom with shower
- Large attic
- Gas central heating
- Double glazing
- EPC Rating C

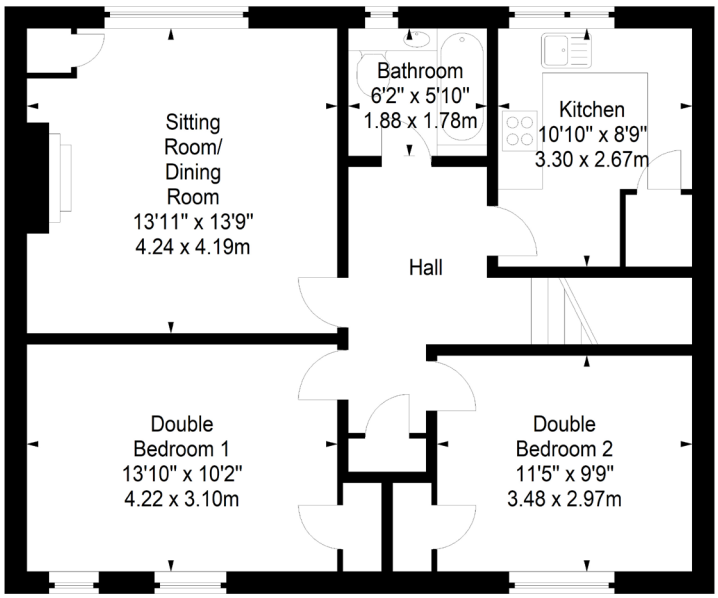
Offers Over £190,000

Wester Drylaw Drive,
Edinburgh,
Midlothian, EH4 2ST

SquareFoot

Approx. Gross Internal Area
759 Sq Ft - 70.51 Sq M
For identification only.
Not to scale.
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Ground Floor First Floor







Drylaw is a popular and convenient area of the city lying approximately 3 miles northwest of the city centre, to which there are excellent public transport services. There are local shops and services within walking distance of the property, either on Ferry Road where there is a large branch of Morrisons or at the Craigleith Retail Park which plays host to a Pure Gym, and a number of stores including Boots, The Range, a Sainsburys and a Marks & Spencer. The local schools range from nursery through to senior level and Edinburgh College Granton Campus is also nearby, as is the The Western General Hospital. There are plenty of leisure options to choose from. The Ainslie Park Leisure Centre offers a wide programme of activities for children and adults alike, as well as a swimming pool. Several parks, golf courses and the promenade/beach at Silverknowes are to name but a few. The city's cycle path network (route 1) is minutes from the house. The city by-pass, Edinburgh International Airport and the central motorway network are all readily accessible.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.