



37 Easter Drylaw Gardens

Edinburgh, Midlothian, EH4 2RL

GIBSONKERR
Personal, Family Law & Property



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Set within a popular residential neighbourhood in Edinburgh's Easter Drylaw, this two-bedroom semi-detached home with private gardens and off-street parking presents an excellent opportunity for buyers looking to create a comfortable home in their own style. Enjoying an open outlook across a well-maintained communal green, a pathway alongside the gated driveway leads to the front door and into the hallway. To the right, the generous south-west-facing sitting room enjoys plentiful natural light from a large picture window. Tastefully decorated, the room features plush carpeting and a living flame fireplace, creating a warm and inviting space to relax. Accessed from both the sitting room and hallway, the good-sized kitchen is fitted with white wall and floor units, complementary worktops, a tiled splashback, and space for freestanding appliances. There is ample room for casual dining, while an adjoining utility provides additional storage and direct access to the rear garden. Upstairs, two generously proportioned double bedrooms offer bright and comfortable accommodation, with the south-west-facing principal benefiting from built-in storage. The layout is completed by a family bathroom, which will benefit from a cosmetic upgrade. Externally, the mature rear garden features a lawn, established shrubs and hedging creating a pleasant and private outdoor space. A garden shed provides useful external storage, while the gated driveway offers convenient off-street parking. Ideally located, the property is within easy reach of schooling, transport links, and amenities.

Features

- Two-bedroom semi-detached leading to the garden
- Popular residential location
- Welcoming entrance hallway
- South-west-facing sitting room
- Kitchen with adjacent utility
- Two double bedrooms
- Family bathroom
- Enclosed rear garden
- Gated driveway

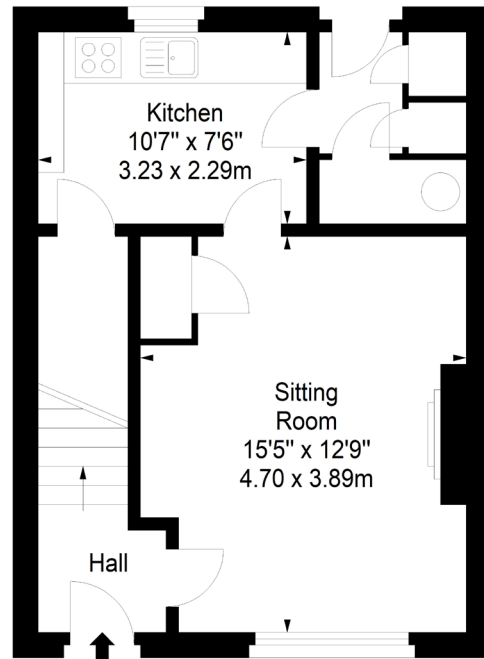




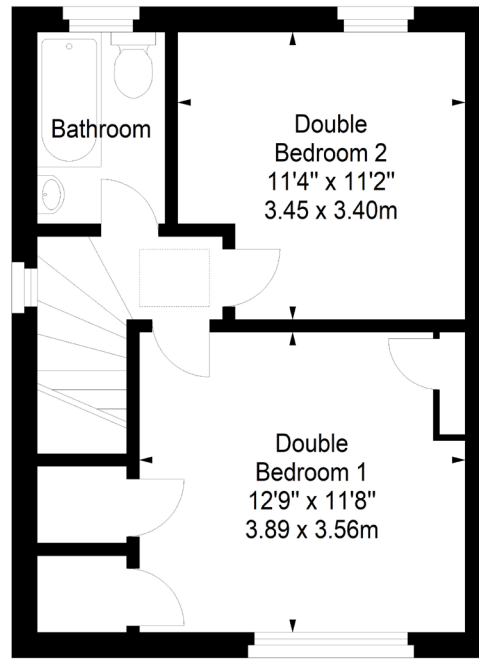
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Approx. Gross Internal Area
788 Sq Ft - 73.21 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

Location

Easter Drylaw is a well-established residential area approx 2.5 miles to the north-west of Edinburgh City Centre. The neighbourhood is popular with a wide range of buyers thanks to its local amenities, transport links and easy access to the city centre. Residents are well served by a variety of shops and supermarkets, with Craighleith Retail Park just a short drive away, home to a range of high street retailers and supermarkets. Nearby Blackhall, Comely Bank and Stockbridge provide an excellent selection of independent shops, delicatessens, cafés, bars, and eateries. The area offers well-regarded schooling including Ferryhill Primary School and Broughton High School. For leisure and outdoor pursuits, residents can enjoy nearby Inverleith Park, the Royal Botanic Gardens, Ainslie Park Leisure Centre, the Village Hotel, Silverknowes Beach and Promenade, and the picturesque waterfront at Cramond, all of which provide superb opportunities for walking, cycling and recreation. Regular bus services operate throughout the area, providing quick and easy connections to the city centre and beyond. There is also easy access to the City Bypass, Queensferry Crossing, Edinburgh Airport and Scotland's central motorway system.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.