





Welcome

Welcome to Wester Drylaw Avenue, this attractive end of terrace property offers well-proportioned accommodation and would make an excellent family home. The property is ideally situated within the popular residential area of Wester Drylaw, close to many local amenities, schooling and swift transport links. Further benefits include a particularly impressive private rear garden, providing an ideal outdoor space for relaxing and entertaining, along with a private driveway and single garage to the front, providing valuable off-street parking and additional storage. Presented to the market in good order throughout, we would recommend an early viewing.



- Reception hallway
- Living and dining room with direct garden access
- Stylish, fully equipped kitchen
- Three double bedrooms
- Bathroom
- Partially floored attic
- Gas central heating
- Double glazing
- Single garage and driveway
- Private garden to the rear to include summer house





Drylaw

Wester Drylaw Avenue is situated within the established and popular residential area of Wester Drylaw, to the north-west of Edinburgh. The area offers a good range of local amenities, including shops, schools, supermarkets and everyday services, while excellent public transport links provide easy access to Edinburgh city centre and surrounding areas. Nearby green spaces and parks provide opportunities for walking and outdoor recreation, while the neighbouring areas of Craigleith, Davidson's Mains, Cramond and Granton offer further shopping, leisure and recreational facilities. The location also provides convenient access to the City Bypass and major road networks, making it an excellent choice for commuters.

Extras

The integrated kitchen appliances, curtains, blinds, summer house and fitted floor coverings are included.





Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

