



40 Easter Drylaw Drive
DRYLAW | EDINBURGH | EH4 2QU

warner's
solicitors & estate agents



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Beautifully presented, two bedroom, lower villa set on a quiet residential street, located in Drylaw, to the north-west of Edinburgh city centre boasting private gardens and a driveway. The spacious property comprises of an entrance vestibule to welcoming entrance hallway, bright living room, with feature fireplace and surround and bespoke shelving and cabinetry, dining kitchen with space for appliances and giving direct access to the sunny, enclosed west facing rear garden, laid to lawn with patio area and shed, two double bedrooms, one with fitted storage, and a contemporary bathroom with vanity sink unit and waterfall mains shower over deep bath. Further features include double glazing, gas central heating, fantastic storage options throughout, and externally to the front, there is a driveway, garden and ample on-street parking on the surrounding streets.

- Beautifully presented lower villa
- Driveway
- Large enclosed west facing rear garden
- Generous rooms and good storage options throughout
- Bright bow windowed lounge
- Two double bedrooms, one with fitted storage
- Contemporary bathroom with shower over deep bath
- Gas central heating and double glazing

Council tax band C, EPC rating C

Included in the sale will be all curtains, blinds, cooker, electric fire, garden furniture, and shed. Double bed frame and children's beds can be available if required.

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



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. 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. 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.



